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Doc#: 2003808353 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/07/2020 01:44 PM Pg: 1 of 4

Dec ID 20200201609573
ST/CO Stamp 2-085-608-288

Return To
Alix J. Charles
441 S Adams Street
Hinsdale, IL 60521

This Instrument Prepared by:
Timothy P. McHugh, LTD
Attorney
360 W. Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:
Alix J. Charles
441 S Adams Street
Hinsdale, IL 60521

Order #: CH19034131

This space for recording information only

QUITCLAIM DEED

Tax Exempt under E

GRACE JULIEN PROPERTIES LLC, an Illinois Limited Liability Company
By: [Signature] Date: 12/30/19
Name/Title: _____ Date

GRANTORS,

GRACE JULIEN PROPERTIES LLC an Illinois Limited Liability Company
441 S Adams Street
Hinsdale, IL 60521

for and in consideration of ONE AND 00/100 DOLLAR (\$1.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to

GRANTEES,

ALIX J. CHARLES
441 S Adams Street
Hinsdale, IL 60521

CITY OF EVANSTON
EXEMPTION

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION:

PARCEL SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

PIN: 11-19-213-030-1046, 11-19-213-030-1047, 11-19-213-030-1204 and 11-19-213-030-1205
Property Address: 900 Chicago Ave Unit 510, Evanston, IL 60202

Preparer has examined no underlying title documentation regarding this deed

FIDELITY NATIONAL TITLE CH19034132

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IN TESTIMONY WHEREOF, witness the signature of the Grantor on the date first written above.

GRACE JULIEN PROPERTIES LLC an Illinois Limited Liability Company

By: [Signature] 12/30/19
Date

Name/Title: _____

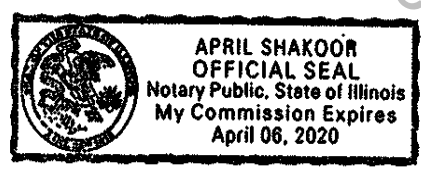
State of Illinois
County of DUPAGE

REAL ESTATE TRANSFER TAX		05-Feb-2020
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
11-19-213-030-1046 20200201609573 2-085-608-288		

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this December 3, 2019, by Charles Title: _____ For: GRACE JULIEN PROPERTIES LLC an Illinois Limited Liability Company, who is personally known to me or produced DL as identification and who signed this instrument willingly.

[Signature]
NOTARY SIGNATURE

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.



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EXHIBIT "A"

PARCEL ONE:

UNITS 510, P-3T AND P-10T IN THE 900 CHICAGO AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 THROUGH 4, BOTH INCLUSIVE IN BLOCK 1 IN GIBBS, LADD AND GEORGE'S ADDITION TO EVANSTON, BEING A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART TAKEN FOR CHICAGO, EVANSTON AND LAKE SUPERIOR RAIL ROAD COMPANY BY DEED RECORDED APRIL 29, 1886 AS DOCUMENT 7119 (9), IN COOK COUNTY, ILLINOIS (EXCEPT THAT PARCEL KNOWN AS "COMMERCIAL PARCEL") AS SET FORTH AS AN EXCEPTION TO THE LEGAL DESCRIPTION ATTACHED TO CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NUMBER 0532127014) WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0532127014 TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO THE PUBLIC RIGHT OF WAY FOR THE BENEFIT OF PARCEL 1 SET FORTH IN DECLARATION OF COVENANTS CONDITIONS RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED NOVEMBER 17, 2005 AS DOCUMENT NUMBER 0532127013 OVER CERTAIN AREAS OF THE COMMERCIAL PROPERTY AS DEFINED THEREIN

PARCEL THREE:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE LOCKER S-63, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0532127014

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated December 30, 2019 Signature:
Alvin Charles

Grantor or Agent

Subscribed and sworn to before
Me by the said Alvin Charles
this 30 day of December, 2019.



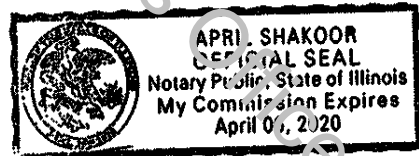
NOTARY PUBLIC [Signature]

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date December 30, 2019 Signature:
[Signature]

Grantee or Agent

Subscribed and sworn to before
Me by the said Sarah G Charles
This 30 day of December, 2019.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)