UNOFFICIAL COPY

Prepared by and when recorded return to: Robert A. Romanoff Levenfeld Pearlstein, LLC 2 N. LaSalle St., Ste. 1300 'Chicago, Illinois 60602

Mail tax bill to: Thomas V. Ealy, Trustee 1 N. Beacon Place Apt. 308 La Grange, IV. c0525-2066 Doc#. 2015321002 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 06/01/2020 10:49 AM Pg: 1 of 4

Dec ID 20200501674667

City Stamp 1-485-550-816

WARRANTY DEED

THE GRANTOR, Thomas V. Lary, a married person, of 1 N. Beacon Place, Apt. 308, La Grange, Illinois 60525, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Thomas V. Ealy, not individually, but solely as Trustee of the Thomas V. Ealy 1994 Trust 1/2/d April 14, 1994, of 1 N. Beacon Place, Apt. 308, La Grange, Illinois 60525, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED EXTIBIT "A"

Permanent Index Number: <u>14-29-302-358-1014</u>

Address of Real Estate: 2601 N. Greenview Avenue, Unit D. Chicago, Timpis 60614

Subject to: (i) all real estate taxes and assessments not yet due and payable; and (ii) all easements, covenants, conditions, restrictions and other matters of record.

This is not homestead property and is not subject to homestead rights.

[Signatures to follow on next page]

UNOFFICIAL COPY

| Dated this | 23FD | day of | APRIL | , 2020. |
|------------|------|--------|-------|---------|
| | | -4, 0, | | . 4040. |

Thomas V. Ealy, Grantor

Tax-exempt under provisions of Section 31-45, paragraph (e) of the Illinois Recordation and Transfer Tax Act.

Thomas V. Ealy

Dated this 23 PD day of APCIL , 2020

STATE OF ILLINOIS)) ss. COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Thomas V. Ealy is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 33 day of 2020

Notary Public

OFFICIAL SEAL ROBERT A ROMANOFF Notary Public - State of Illinois My Commission Expires 1/26/2021

| REAL ESTATE TRAI | 07-May-2020 | |
|-------------------|------------------|---------------|
| 200 | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |
| 14-29-302-358-101 | 4 20200501674667 | 1-485-550-816 |

^{*} Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

EXHIBIT A

PARCEL 1:

UNIT 14N IN EMBASSY CLUB CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 1 IN FY BASSY CLUB RESUBDIVISION UNIT 5, BEING A RESUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 29, 1993 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 93592439, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR BENEFIT OF PARCEL 1, AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED OCTOBER 11, 1988 AS DOCUMENT 88465484 AND AS CREATED IN THE DEED FROM LASALLE NATIONAL TRUST, N.A. AS SUCCESSOR TO LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 22, 1987 AND KNOWN AS TRUST NUMBER 112654 TO MWP/MCL EMBASSY CLUB LIMITED PARTNERSHIP, RECORDED DECEMBER 2, 1992 AS DOCUMENT 92897192, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: <u>14-29-302-358-1014</u>

Address of Real Estate: 2601 N. Greenview Avenue, Unit D. Chicago, Illinois 60614

2015321002 Page: 4 of 4

UNOFFICIAL COPY

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 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 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.

| Signature: |
|---|
| Grantor or Agent |
| |
| |
| OFFICIAL SEAL ROBERT A ROMANOFF Notary Public - State of Illinois My Commission Expires 1/26/2021 |
| |

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 acquire and hold title to real estate in Illinois, or other 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.

Dated MILIL 23 , 2020

Signature: Granter or Agent

Subscribed and sworn to before me this 33 day of ROBERT A ROMANOFF Notary Public - State of Illinois My Commission Expires 1/26/2021

Note: Any person who knowingly submits a false statement concerning the identity of a 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)