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Doc#: 2026212254 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/18/2020 01:55 PM Pg: 1 of 6

Dec ID 20200701649095
ST/CO Stamp 0-506-253-024
City Stamp 1-854-250-720

QUITCLAIM DEED 2023231ILRTC

GRANTOR, CAROLANNE CHASE, a single woman, whose address is 1800 W. Grace St., Unit 305, Chicago, IL 60613, and JOEL K CHASE, a married man, whose address is 19536 Tramore Lane Mokena, IL 60448 (herein, "Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, CAROLANNE CHASE, an unmarried woman (herein, "Grantee"), whose address is 1800 W. Grace St., Unit 305, Chicago, IL 60613, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 1800 W. Grace St., Unit 305,
Chicago, IL 60613

Permanent Index Number: 14-19-212-044-025

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 30 day of JUNE, 2020.

When recorded return to:

CAROLANNE CHASE
1800 W. GRACE ST., UNIT 305
CHICAGO, IL 60613

Send subsequent tax bills to:

CAROLANNE CHASE
1800 W. GRACE ST., UNIT 305
CHICAGO, IL 60613


This instrument prepared by:

LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
401 S. LASALLE ST. #1502
CHICAGO, IL 60605

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GRANTOR

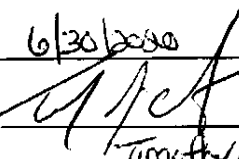


CAROLANNE CHASE

STATE OF Illinois
COUNTY OF Cook

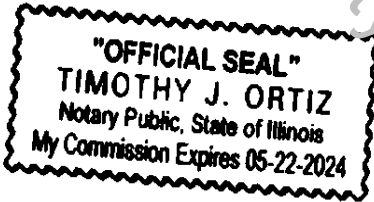
This instrument was acknowledged before me on 6/30/2020, by CAROLANNE CHASE.

[Affix Notary Seal]

Notary Signature: 

Printed name: Timothy J. Ortiz

My commission expires: 5/22/24



Property of Cook County Clerk's Office

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GRANTOR

Joel K. Chase

JOEL K. CHASE

JKC

STATE OF Illinois
COUNTY OF Will

This instrument was acknowledged before me on June 30, 2020, by JOEL K. CHASE.

[Affix Notary Seal]

Notary Signature: Katherine S. Macek *JKC*

Printed name: Katherine S. Macek

My commission expires: 3-30-2021



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

Joel K. Chase
Signature of Buyer/Seller/Representative

6-30-2020
Date

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EXHIBIT A

[Legal Description]

PARCEL 1: UNIT NUMBER 305 IN THE LOFTS AT 1800 CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 TO 6, BOTH INCLUSIVE AND THE EAST 1/3 OF LOT 7, TOGETHER WITH THE NORTH 1/2 OF THE VACATED ALLEY LYING SOUTH AND ADJOINING THE SOUTH LINE OF SAID LOTS 1 TO 6, BOTH INCLUSIVE, AND THE EAST 1/3 OF LOT 7; ALSO LOTS 43 TO 48, BOTH INCLUSIVE, TOGETHER WITH THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH AND ADJOINING THE NORTH LINE OF SAID LOTS 43 TO 48, BOTH INCLUSIVE, ALL IN BLOCK 16 IN FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14, 15 AND LOTS 1, 2 AND 3 IN BLOCK 16 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4), IN COOK COUNTY, ILLINOIS.

AND

THE EAST 8 1/3 FEET OF LOT 42, TOGETHER WITH THE SOUTH 1/2 OF THE VACATED ALLEY LYING NORTH AND ADJOINING THE NORTH LINE OF THE EAST 8 1/3 FEET OF SAID LOT 42 IN BLOCK 16 IN FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14 AND 15 AND LOTS 1, 2 AND 3 IN BLOCK 16 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0927534042; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S3-5, A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION, AFORESAID. RECORDED AS DOCUMENT NUMBER 0927534042.

**This property constitutes the homestead real property of grantor CAROL ANNE CHASE,
this property is not the homestead property of grantor JOEL K. CHASE.**

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and

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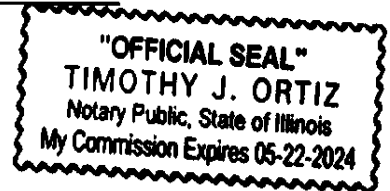
documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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STATEMENT OF GRANTOR/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.

Dated 6/30/2020, Signature: [Signature]
Grantor or Agent



Subscribed and sworn to before
Me by the said CAROLANNE CHASE
this 30 day of June, 2020
Notary Public [Signature]

The grantee 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.

Dated 6/30/2020, Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
Me by the said CAROLANNE CHASE
this 30 day of June, 2020
Notary Public [Signature]

