

# UNOFFICIAL COPY

Prepared By:  
Alix J Charles

Doc#: 2029607038 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/22/2020 08:53 AM Pg: 1 of 4

After Recording Return To:  
Alix J Charles  
441 S Adams Street  
Hinsdale, Illinois 60521

Dec ID 20200901693623  
ST/CO Stamp 0-710-687-200

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

On May 23, 2020 THE GRANTOR(S),

- Alix J Charles, a married person.

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Grace Julien Properties LLC, an Illinois Limited Liability Company, Alix J Charles, Manager residing at 441 S Adams Street, Hinsdale, Dupage County, Illinois 60521

the following described real estate, situated in Evanston, in the County of Cook, State of Illinois

Legal Description: See attached Exhibit A

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right title to the property, premises, or appurtenances, or any part thereof.

Tax Exempt under: E

Tax Parcel Number: 11-19-213-030-1046, 11-19-213-030-1047, 11-19-213-030-1204,  
11-19-213-030-1205

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

*Property address:  
900 Chicago Ave #510  
Evanston, IL 60202*

[SIGNATURE PAGE FOLLOWS]

DATED: May 23, 2020

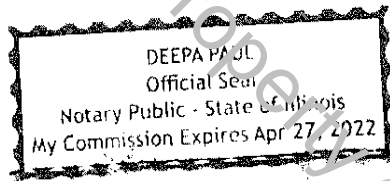
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Alix J Charles  
Alix J Charles  
441 S Adams Street  
Hinsdale, Illinois, 60521

CITY OF EVANSTON  
**EXEMPTION**

STATE OF ILLINOIS, COUNTY OF DUPAGE, SS:

This instrument was acknowledged before me on this 23<sup>rd</sup> day of May, 2020 by Alix J Charles.



[Signature]  
Notary Public

Deepa Paul, Notary Public.  
Title (and Rank)

My commission expires 04/27/2022

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

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**THIS INSTRUMENT FILED FOR RECORD BY ALLIANCE TITLE CORPORATION AS AN ACCOMMODATION ONLY IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO THE EFFECT UPON TITLE.**

**ALLIANCE TITLE CORPORATION.**

REAL ESTATE TRANSFER TAX



COUNTY	13-Sep-2020
ILLINOIS	0.00
TOTAL	0.00

1-10-213-330-1046

20200901693621 | 0-710-687-200

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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 711919), 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

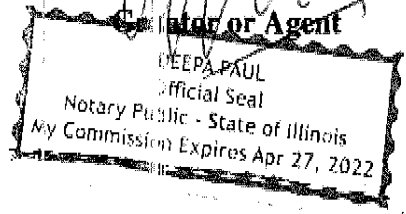
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## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed 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 May 23<sup>rd</sup>, 2020

Signature: [Handwritten Signature]

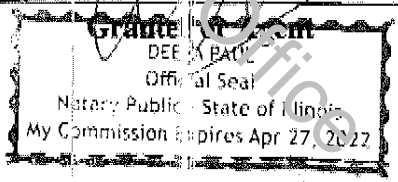


Subscribed and sworn to before me  
By the said Alex G. Charles  
This 23<sup>rd</sup> day of May, 2020  
Notary Public [Handwritten Signature]

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 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.

Date May 23<sup>rd</sup>, 2020

Signature: [Handwritten Signature]



Subscribed and sworn to before me  
By the said Alex G. Charles  
This 23<sup>rd</sup> day of May, 2020  
Notary Public [Handwritten Signature]

**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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)