

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 2035013384 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/15/2020 02:54 PM Pg: 1 of 5

Dec ID 20201001645892

City Stamp 0-460-573-664

The Grantors, KEVIN M. SWAN, not individually, but as Trustee of the KEVIN M. SWAN TRUST DATED SEPTEMBER 8, 1995, and NANCY C. SWAN, not individually, but as Trustee of the NANCY C. SWAN TRUST DATED SEPTEMBER 8, 1995, husband and wife, of 3109 Marshgate Drive, Johns Island, South Carolina 29455, for and in consideration of ten and no/100 dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to KEVIN M. SWAN, as Trustee of the KEVIN M. SWAN TRUST DATED SEPTEMBER 8, 1995, as amended, the following described real estate in the County of Cook and the State of Illinois, to-wit:

**Legal Description:** See Exhibit A

**Permanent Index Numbers:** 17-04-218-048-1043 and 17-04-218-048-1044

**Property Address:** 1301 N. Dearborn, Units 805 and 806 and parking units 81 and 82, Chicago, Illinois 60610

**SUBJECT TO:** general real estate taxes not due and payable; covenants, conditions and restrictions of record; building lines and easements, if any.


Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 31st day of October, 2020.

Kevin M. Swan Trust Dated September 8, 1995

  
\_\_\_\_\_  
Kevin M. Swan, Trustee

Nancy C. Swan Trust Dated September 8, 1995

  
\_\_\_\_\_  
Nancy C. Swan, Trustee

### REAL ESTATE TRANSFER TAX

17-Nov-2020



CHICAGO:	0 00
CTA:	0 00
TOTAL:	0 00 *

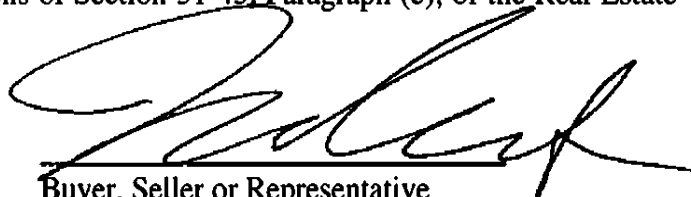
17-04-218-048-1043 | 20201001645892 | 0-460-573-664

\* Total does not include any applicable penalty or interest due

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Exempt under the provisions of Section 31-45, Paragraph (e), of the Real Estate Transfer Tax Law. (35 ILCS 200/31-45(e))

10/31/20  
Date

  
Buyer, Seller or Representative

Property of Cook County Clerk's Office


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STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kevin M. Swan, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 31 day of October, 2020.



  
\_\_\_\_\_  
Notary Public, State of Illinois

**Mail to/Prepared by:**

Michael Costello, Esq.  
DUGGAN BERTSCH, LLC  
303 W. Madison, Suite 1000  
Chicago, Illinois 60606

**Send Subsequent Tax Bills to:**

Kevin M. Swan, Trustee of the  
Kevin M. Swan Trust Dated September 8, 1995  
Nancy C. Swan, Trustee of the  
Nancy C. Swan Trust Dated September 8, 1995  
3109 Marshgate Drive  
Johns Island, South Carolina 29455

*This deed was prepared at the specific request of Grantors and based solely on information supplied by one or more of the parties hereto and without examination of title. This preparer assumes no liability of any errors, inaccuracy, or omissions in this instrument resulting from the information provided. The parties hereto accept this DISCLAIMER by Grantors' execution and Grantee's acceptance hereof.*

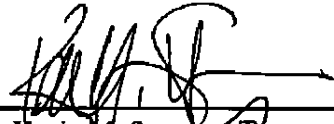
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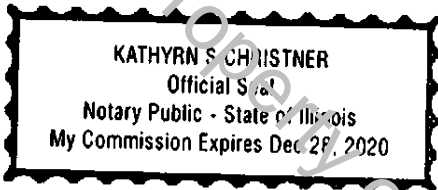
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## STATEMENT BY GRANTOR AND GRANTEE

The Grantors affirm that, to the best of their 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.

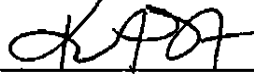
Dated: October 31, 2020

Signature:   
Kevin M. Swan, as Trustee of the  
Kevin M. Swan Trust Dated September  
8, 1995



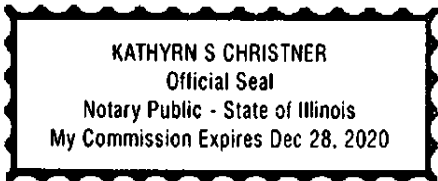
Signature:   
Nancy C. Swan, as Trustee of the  
Nancy C. Swan Trust Dated September  
8, 1995


Subscribed and sworn to before me  
By the said Grantor  
This 31st day of October, 2020

Notary Public 

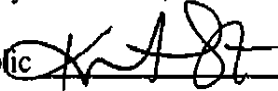
The Grantee affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership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

Dated: October 31, 2020



Signature:   
Kevin M. Swan, as Trustee of the  
Kevin M. Swan Trust Dated September  
8, 1995

Subscribed and sworn to before me  
By the said Grantee  
This 31st day of October, 2020

Notary Public 

**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.

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## EXHIBIT A

### Legal Description

UNITS 805 AND 806 IN THE WHITNEY CONDOMINIUM, AS DELINEATED ON A SURVEY OF A PARCEL OF LAND COMPRISED OF LOTS 5 AND 6 AND THE SOUTH 6.96 FEET OF LOT 7 IN SIMON'S SUBDIVISION OF LOT 6 IN BRONSON'S ADDITION TO CHICAGO; LOTS 1, 2, AND 3 IN THE SUBDIVISION OF LOT 5, TOGETHER WITH SUBLOT 1 OF LOT 4 IN BRONSON'S ADDITION TO CHICAGO; AND LOTS 1 TO 5, BOTH INCLUSIVE, IN ALICE P. HOLBROOK'S SUBDIVISION OF LOT 4 IN THE SUBDIVISION OF LOT 5 IN BRONSON'S ADDITION TO CHICAGO; ALL IN THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 31, 1996 AS DOCUMENT 96982856, AND AMENDED FROM TIME TO TIME WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS

AND

THE LIMITED COMMON ELEMENTS COMPRISED OF PARKING SPACES NUMBER 81 & 82 AS DELINEATED ON THE PLAT OF SURVEY AFORESAID AND AS DESCRIBED IN SUBPARAGRAPH 8(A) OF THE DECLARATION.

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