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Doc# 2101406141 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/14/2021 11:28 AM Pg: 1 of 4

Dec ID 20201101662593
ST/CO Stamp 0-540-849-120
City Stamp 1-349-204-960

243
PTCO-64012
PREPARED BY AND RETURN TO:

Ryan M. Holmes, Esq.
Clark Hill PLC
130 East Randolph Street – Suite 3900
Chicago, IL 60601-6317

SEND SUBSEQUENT TAX BILLS:

James B. Funkhouser
2613 North Greenview – Unit H
Chicago, IL 60614

PROPERTY ADDRESS:

936 North Howe Street – Unit 936
Chicago, IL 60610

PROPERTY INDEX NUMBERS:

17-04-322-022-1029 and
17-04-322-022-1134

(This Space for Recorder's Use Only)

TRUSTEE'S DEED

ILLINOIS

THE GRANTOR James B. Funkhouser as successor trustee of the **Anita M. Jones Revocable Living Trust dated March 30, 1996**, of the County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged and in pursuance of the power and authority vested in the grantor as said trustee and of every other power and authority the grantor hereunto enabling, does hereby convey and quitclaim **the entire one-third interest (33.3333%)** unto **James B. Funkhouser an individual, of the County of Cook, State of Illinois and Jeanne Funkhouser an individual of the County of Oakland, State of Michigan** (the Grantees), in fee simple, not as joint tenants, not as tenants by the entirety, but as **TENANTS IN COMMON**, in the following described real estate situated in the County of **Cook** in the State of **Illinois**, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.

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THIS PROPERTY IS/IS NOT HOMESTEAD PROPERTY.

Property Index Number: 17-04-322-022-1029 and 17-04-322-022-1134

Commonly known as : 936 North Howe Street – Unit 906, GU54, S-17
Chicago, IL 60610

Dated this 5th day of November, 2020.

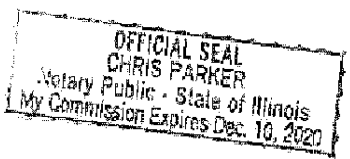
Property of Cook County Clerk's Office

James B. Funkhouser
James B. Funkhouser, successor trustee of
the Anita M. Jones Revocable Living Trust
dated March 30, 1996

State of Illinois)
) ss.
County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **James B. Funkhouser, as successor trustee of the Anita M. Jones Revocable Living Trust dated March 30, 1996,** , personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed same, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument in his capacity as trustee as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 5 day of November, 2020.



[Signature]
Notary Public

Exempt under provisions of Paragraph (e) Section 31-45 of the Illinois Real Estate Transfer Tax Act.

Dated: 11/3/20 By: [Signature], agent

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EXHIBITA

LEGAL DESCRIPTION

Unit 936 and GU-54 in the River Village Townhomes South Condominiums, as delineated and defined on the Survey of the following described real estate:

Parcel 1:

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 (excepting from said Lot 9, the Easterly 10.00 feet dedicated for alley), the North 1/2 of Lot 15, also Lots 16, 17, 18, 19, 20 and 21 (excepting from said Lot 21, the Southerly 20.00 feet of the Northerly 45.00 feet dedicated for alley), Lots 22, 23 and 24, also all of vacated alley, lying Easterly of Lots 5 to 8, (vacated pursuant to document recorded April 27, 1927 in Book 13299, Pages 362 through 364), all in Block 94 in Elston's Addition to Chicago, in Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

All of the Northeasterly/Southwesterly 20-foot public alley dedicated and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on May 3, 1917 as Document No. 6103152, being the Southeasterly 20.00 feet of the Northwesterly 45.00 feet of Lot 21 in Block 94 of Elston's Addition to Chicago, in Section 4 and Section 5, Township 39 North, Range 14, East of the Third Principal Meridian; also all of the Northwesterly/Southeasterly 20-foot vacated alley, (vacated pursuant to Document No. 18467184 recorded May 7, 1962), lying Northeasterly of and adjoining the Northeasterly line of Lots 1 to 4, both inclusive, lying Southwesterly of and adjoining the Southwesterly line of Lots 21 to 24, both inclusive, and lying Northwesterly of and adjoining a line drawn from the Southeasterly corner of said Lot 21, all in Block 94 of Elston's Addition to Chicago, aforesaid, in Cook County, Illinois.

Parcel 3:

The South 1/2 of Lot 15 in Block 94 in Elston's Addition to Chicago, in the West 1/2 of the Southwest 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which Survey is attached to the Declaration of Condominium recorded as Document No. 0416839081, as amended from time to time, together with an undivided percentage interest in the common elements.

Parcel 4:

The exclusive right to the use of Storage Space S-17, a limited common element, as delineated on a Survey attached to the Declaration of Condominium recorded as Document No. 0416839081.

Property Index Number: 17-04-322-022-1029 and 17-04-322-022-1134
 Commonly known as : 936 North Howe Street – Unit 906, GU54, S-17
 Chicago, IL 60610 **3**

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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 11.5.20

Signature [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said _____ affiant
this 5 day of November, 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 and hold title to real estate under the laws of the State of Illinois.

Dated 11.5.20

Signature [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said _____ affiant
this 5 day of November, 2020

Notary Public [Handwritten Signature]

Note: Any person who knowingly submits a false statement concerning the identity of the 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.)