

UNOFFICIAL COPY

Doc#. 2103601010 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/05/2021 07:07 AM Pg: 1 of 4

Prepared By & Return To:
Bruce N. Tinkoff
413 East Main Street
Barrington, Illinois 60010

Dec ID 20210101607499
ST/CO Stamp 1-915-947-024
City Stamp 1-367-050-256

Mail Tax Bills To:
309 UNION LLC
946 Lakewood Drive
Barrington, Illinois 60010

QUIT CLAIM DEED

Statutory (Illinois) (General)

THE GRANTOR ANDREW W. DAWSON, married to Rana Barakat Dawson, of 946 Lakewood Drive, of the Village of Barrington, County of Cook, State of Illinois, for and in consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to:

309 UNION LLC, an Illinois Limited Liability Company, GRANTEE,

(Names and Addresses of Grantees)

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

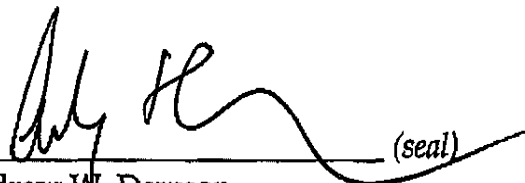
SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

THIS IS NOT HOMESTEAD PROPERTY

Permanent Index Number (PIN): 17-⁰⁹-~~38~~-004-1020

Address(es) of Real Estate: 309 N. Union Avenue, Unit D, Chicago, Illinois 60661

DATED this 22 day of JUNE, 2018.

x  (seal)
Andrew W. Dawson

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STATE OF ILLINOIS)
COUNTY OF COOK) ss

I, THE UNDERSIGNED, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Andrew W. Dawson, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed 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 22 day of Jan, 2018.



[Signature]
Notary Public

Commission Expires: _____

SUBJECT TO: (a) General real estate taxes not yet due or payable as of this date; (b) building set-back lines; (c) recorded use or occupancy restrictions; (d) zoning laws and ordinances; (e) covenants, conditions and restrictions of record provided that same do not contain a reverter or right of re-entry; (f) perimeter public utility easements, drainage ditches, feeders, laterals, and drain tiles, provided that none of same underlie any existing improvements on the premises

EXEMPT under provisions of Paragraph E, Section 4, REAL ESTATE TRANSFER ACT.

x [Signature]
(Signature of Buyer, Seller or Representative)

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EXHIBIT A

Legal Description

Property Commonly Known As: 309 N. Union Avenue, Unit 20, Chicago, Illinois 60661

Unit 20, together with its limited common elements balcony U-20, and parking space P-20, in the Fulton Court Development Condominium, as delineated on a survey of the following described Real Estate:

That part of Lots 12 to 22, lying above a horizontal plane of 22.23 feet above Chicago City Datum in Block 62 in Canal Trustees Subdivision of part of the Southwest quarter Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, taken as a tract, described as follows: commencing at the Northeast corner of said tract; thence North 89 degrees 59 minutes 58 seconds West along the North line of said tract 43.71 feet to the point of beginning; thence South 00 degrees 00 minutes 00 seconds West 87.44 feet to the North line of the South 82.50 feet of said tract; thence North 90 degrees West along the North line of the South 82.50 feet aforesaid 208.54 feet; thence North 00 degrees 00 minutes 00 seconds West 67.47 feet to the North line of said tract; thence South 89 degrees, 59 minutes, 58 seconds East along said North line 208.54 feet to the point of beginning, in Cook County, Illinois

(Hereinafter referred to as the "Parcel") Which survey is attached as Exhibit "C" to the Add-on Declaration of Condominium made by Garage, L.L.C. and recorded April 3, 2000 in the office of the Recorder of Deeds of Cook County, Illinois as Document Number 00230045, second amendment recorded May 26, 2000 as Document Number 00383875 (original declaration recorded February 22, 2000 as Document Number 00128664), together with its undivided percentage interest in the common elements, as amended from time to time (excepting from said Parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey).

PIN: 17-09-308-004-1020


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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: June 22, 2018.

SIGNATURE: _____


Grantor or Agent

SUBSCRIBED AND SWORN TO before me
this 22 day of JUNE, 2018.


Danielle M. Tinkoff
Notary Public



THE GRANTEE or his agent affirms 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: June 22, 2018.

SIGNATURE: _____


Grantee or Agent

SUBSCRIBED AND SWORN TO before me
this 22 day of June, 2018.

Danielle M. Tinkoff
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.

(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 Act.)