

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

Doc#. 2116546123 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/14/2021 01:30 PM Pg: 1 of 4

Dec ID 20210601662177  
ST/CO Stamp 2-007-074-064  
City Stamp 0-396-461-328

THE GRANTOR, GOOD MANAGEMENT NO. 2, LLC, an Illinois limited liability company duly organized and in good standing under the laws of the State of Illinois, of Evanston, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, hereby CONVEYS AND WARRANTS to GOOD MANAGEMENT, LLC - Series 1 - Addison-Damen, a series of an Illinois limited liability company with authority to establish series, duly organized and existing under the laws of the State of Illinois, 2423 Harrison Street, Evanston, Illinois 60201, all right, title and interest in and to the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:  
SEE ATTACHED EXHIBIT "A"

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

PIN: 14-19-400-045-0000

Property Address: 1957 W. Addison Street & 3549 N. Damen Avenue, Chicago, Illinois

Together with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**SUBJECT TO:** covenants, conditions, and restrictions of record; building lines and building laws and ordinances; use or occupancy restrictions; zoning laws and ordinances which conform to present usage of the premises; public and utility easements; general real estate taxes not yet due and payable; terms and conditions of the Declaration of Condominium and the Illinois Condominium Property Act; and acts done or suffered by Grantee.

Dated as of the <sup>12<sup>th</sup></sup> ~~8<sup>th</sup>~~ day of May, 2021.

GOOD MANAGEMENT NO. 2, LLC

By: Robert S. Goodman Revocable Trust w/a/d 5/29/2013, Member


By:   
Robert S. Goodman, Co-Trustee

By:   
Michele E. Goodman, Co-Trustee

Exempt under real estate transfer tax law 35- ILCS200/31-45 sub para. (e) and Cook County Ord. 93-0-27, Para (e).

Agent

Date:

 5/12/21

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STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Robert S. Goodman and Michele E. Goodman, Trustees as aforesaid, Member, personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this ~~8<sup>th</sup>~~<sup>22<sup>nd</sup></sup> day of May, 2021.

P. KUPIEC  
Notary Public



**Prepared by and Mail to:**

Steven L. Baerson  
Williams & Baerson LLC  
One N. LaSalle Street, Suite 1350  
Chicago, Illinois 60602

**Send subsequent tax bills to:**  
**Good Management, LLC**  
**2423 Harrison Street**  
**Evanston, Illinois 60201**

Property of Cook County Clerk's Office

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## EXHIBIT "A"

That part of Lots 23 and 24 in Block 28 in Charles J. Fords Subdivision of Blocks 27, 28, 37 and 38 in Subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian, (except the Southwest Quarter of the Northeast Quarter, the Southeast Quarter of the Northwest Quarter and the East Half of the Southeast Quarter thereof) described as follows: commencing at the Northeast corner of Lot 23 aforesaid; Thence South along the East line thereof 88.14 feet to the point of beginning; Thence West parallel with the North line thereof 21.90 feet; Thence North parallel with the East line thereof 3.59 feet; Thence West parallel with the North line thereof 1.46 feet; Thence North parallel with the East line thereof 64.76 feet to a point in the North line thereof 23.38 feet West of the Northeast corner of Lot 23 aforesaid; Thence West along the North line of said Lots 24.64 feet to the Northwest corner of Lot 24 aforesaid; Thence South along the West line of Lot 24 aforesaid 124.25 feet to the Southwest corner thereof; Thence East along the South line of Lots 24 and 23 aforesaid 48.0 feet to the Southeast corner of Lot 23; Thence North along the East line 58.11 feet to the point of beginning, in Cook County, Illinois.

PIN: 14-19-400-045

Commonly known as 1957 W. Addison Street, Chicago, IL.60613/  
3549 N. Damen Avenue, Chicago, IL.60618

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## STATEMENT OF 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: 5/12/21

Signature: Steven L. Baerson  
Grantor/Agent

Subscribed and sworn to before me by the  
said Steven L. Baerson  
this 12th day of May, 2021

Notary Public: Tracie W. McClinton



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.

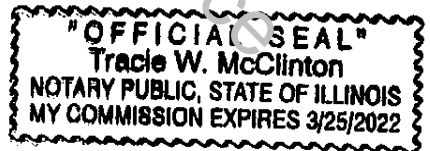
Dated: 5/12/21

Signature: Steven L. Baerson

Grantee/Agent

Subscribed and sworn to before me by the  
said Steven L. Baerson  
this 12th day of May, 2021

Notary Public: Tracie W. McClinton



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.