

UNOFFICIAL COPY

Doc#: 2120404181 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/23/2021 09:36 AM Pg: 1 of 3

MAIL TAX BILL TO:
Brittany Hankins
2828 N. Dawson Ave.
Unit 3S
Chicago, IL 60618

Dec ID 20210701602648
ST/CO Stamp 1-284-477-712
City Stamp 2-105-742-096

MAIL RECORDED DEED TO:
Lakeshore Title Agency
3501 Algonquin Rd.
Suite 120
Rolling Meadows, IL 60008
File No. LST 2102071

Quit Claim Deed Statutory (Illinois)

THE GRANTOR, MITCHELL HANKINS, divorced and not since remarried, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid,

CONVEYS AND QUITCLAIMS to BRITTANY HANKINS, divorced and not since remarried, all interest he holds in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1:

UNIT 3S IN THE 2828 N. DAWSON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 36 AND 37 IN BLOCK 6 IN WISNER'S SUBDIVISION OF LOTS 11 AND 12 IN BRAND'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED ON APRIL 28, 2014 AS DOCUMENTS NUMBER 1411819067, AND AS SUBSEQUENTLY AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3 AND STORAGE SPACE S-3, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE USE AND BENEFIT OF PARCELS 1 AND 2 AS SET FORTH AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.

NOTE FOR INFORMATION ONLY:

CKA: 2828 N. DAWSON AVE., UNIT 3S, CHICAGO, IL 60618
PIN(S): 13-26-217-088-1006

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises, forever.

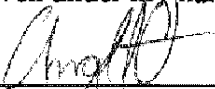
Dated this 29 day of June, 2021.

X 
MITCHELL HANKINS

Florida ^{Fla}
STATE OF ~~ILLINOIS~~
Orange ^{Fla}) SS.
COUNTY OF ~~COOK~~

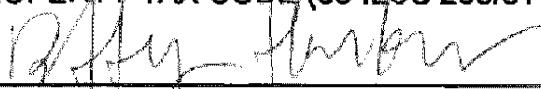
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that MITCHELL HANKINS personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 29th day of June, 2021.


Notary Public
My commission expires: 12/06/24



EXEMPT UNDER THE PROVISIONS OF SEC. 31-45 (e) OF THE ILLINOIS PROPERTY TAX CODE (35 ILCS 200/31-45)

 06/29/2021
SELLER, BUYER OR AGENT

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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 assignment of beneficial interest in 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 6/29/2021, 2020 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before
Me by the said Grantor 2

this 29th day of June, 2020.



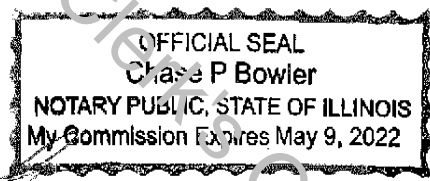
NOTARY PUBLIC [Signature]

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 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.

Date 07/01/2021, 2020 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
Me by the said GRANTEE

this 1ST day of JULY, 2021, 2020.



NOTARY PUBLIC [Signature]

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