

# UNOFFICIAL COPY



\*2127908228\*

## WARRANTY DEED

Statutory (Illinois)

### MAIL TO:

The Law Offices of Max Elliott,  
Ltd.  
605 N. Michigan Ave., Suite 400  
Chicago, IL 60611

### NAME & ADDRESS OF TAXPAYER:

Anne Phelan  
1445 N. State Pkwy., Unit 1305  
Chicago, IL 60610

Doc# 2127908228 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/06/2021 03:03 PM PG: 1 OF 5

RECORDER'S STAMP

THE GRANTORS, KEVIN PHELAN and ANNE PHELAN, as husband and wife OWNERS in tenancy by the entirety and not joint tenants with rights of survivorship and not tenants in common, of the City of Chicago, County of Cook, State of Illinois, for Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration hereby CONVEY and WARRANT and TRANSFER all right, title, and interest held by GRANTORS in the following described real estate, appurtenances and improvements, to have and hold forever, the real estate commonly known as 1445 North State Parkway, Unit 1305, Chicago, Illinois 60610 duly recorded on September 29, 2015 at the Cook County Recorder of Deeds office, Document Number 1527250004 to KEVIN PHELAN, as TRUSTEE and GRANTEE, of the KEVIN JAMES PHELAN REVOCABLE LIVING TRUST, dated February 10, 2021, of Chicago, Illinois, County of Cook, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2021 shall be prorated between GRANTORS and GRANTEES as of the date of the recording of this deed. Send all tax statements to Grantees.

### REAL ESTATE TRANSFER TAX

06-Oct-2021



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

17-03-102-042-1083

| 20211001698144 | 0-535-365-776

### REAL ESTATE TRANSFER TAX

06-Oct-2021



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

17-03-102-042-1083 | 20211001698144 | 1-291-585-680

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

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## LEGAL DESCRIPTION

UNIT NUMBERS 1305 AND P4-09 IN THE STATE PARKWAY CONDOMINIUMS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 5 FEET OF LOT 39 AND ALL OF LOTS 40 TO 44 IN BLOCK 3 IN CATHOLIC BISHOP OF CHICAGO'S LAKE SHORE DRIVE ADDITION, A SUBDIVISION OF THE NORTH 18.83 CHAINS OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 92824241, AS AMENDED TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS


**Property Index Number (PIN): 17-03-102-042-1083 and 17-03-102-042-1255**

PROPERTY COMMONLY KNOWN AS: 1445 North State Parkway, Unit 1305, Chicago, Illinois 60610.

Dated this 6<sup>th</sup> day of FEBRUARY, 2021

  
\_\_\_\_\_  
Kevin Phelan, Grantor

  
\_\_\_\_\_  
Anne Phelan, Grantor

  
\_\_\_\_\_  
Kevin Phelan, Grantee, Trustee

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## NOTARY ACKNOWLEDGMENT

STATE OF ILLINOIS    }  
   }  
   } SS  
 COUNTY OF COOK        }

I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT Kevin Phelan is personally known to me to be the same person whose name is subscribed to the foregoing WARRANTY DEED, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument as their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 10th day of February, 2021.



Sara D. Black  
 Notary Public

My commission expires 10-15-24

MUNICIPAL TRANSFER STAMP (If Required)  
 STAMP

Cook COUNTY/ILLINOIS TRANSFER

**NAME & ADDRESS OF PREPARER:**

The Law Offices of Max Elliott, Ltd.  
 605 N. Michigan Ave., Suite 400  
 Chicago, Illinois 60611

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: 2.10.2021

Max Elliott  
 Buyer, Seller or Representative


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## STATEMENT BY GRANTOR AND GRANTEE

STATE OF ILLINOIS     )  
  ) ss.  
COUNTY OF COOK     )

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 2/10/ 2021


Signature:   
Kevin Phelan, As Grantor

Subscribed and sworn to me  
By the said Kevin Phelan  
This 10th day of February, 2021  
Notary Public Sara H. Black



The **grantee** or his agent affirms that, to the best of his knowledge, the name of the **grantor** 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 2/10/ 2021

Signature:   
Kevin Phelan, As Grantee

Subscribed and sworn to me  
By the said Kevin Phelan  
This 10th day of February, 2021  
Notary Public Sara H. Black



**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 a Class A misdemeanor for subsequent offenses.


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## STATEMENT BY GRANTOR AND GRANTEE

STATE OF ILLINOIS     )  
  ) ss.  
COUNTY OF COOK     )

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Dated 2/10 2021

Signature:   
Anne Phelan, As Grantor

Subscribed and sworn to me  
By the said Anne Phelan  
This 10th day of February, 2021  
Notary Public Sara D. Black



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Dated 2/10/ 2021

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Kevin Phelan, As Grantee

Subscribed and sworn to me  
By the said Kevin Phelan  
This 10th day of February, 2021  
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