

# QUIT CLAIM DEED **UNOFFICIAL COPY**

THE GRANTOR, Joel Shanahan, a single person,  
of Chicago Illinois for and in consideration of  
TEN AND NO/100THS DOLLARS, and other good and  
valuable considerations in hand paid, conveys and quit  
claims to:

Mikel Laughlin and Joel Shanahan, as joint tenants with  
rights of survivorship and not as tenants in common the  
following described Real Estate situated in the County of  
Cook in the State of Illinois, to wit:



Doc# 2216119012 Fee \$88.00  
RHSP FEE: \$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK  
DATE: 06/10/2022 01:53 PM PG: 1 OF 4

Above Space for Recorder's Use Only

## LEGAL DESCRIPTION:

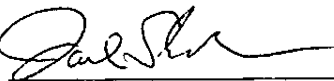
See Attached Exhibit A

PIN.: 17-08-429-021-1029 and 17-08-429-021-1004

PROPERTY ADDRESS: 155 N. Aberdeen St., Unit 204/P-16, Chicago, Illinois 60607

This transaction is exempt under Section 4(e) of the Illinois Transfer Act.

Dated this 11 day of March, 2022.

By:   
Joel Shanahan

## REAL ESTATE TRANSFER TAX

10-Jun-2022



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-08-429-021-1004 | 20220601643982 | 1-612-894-288

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

## REAL ESTATE TRANSFER TAX

10-Jun-2022



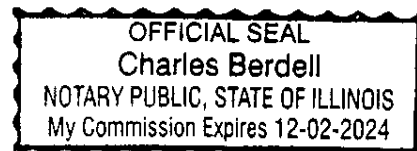
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-08-429-021-1004 | 20220601643982 | 1-562-202-192

# UNOFFICIAL COPY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Joel Shanahan is personally known to me to be the same person whose name is subscribed on the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

**IMPRESS  
NOTARIAL SEAL  
HERE**



Given under my hand and official seal this 11 day of March, 2022.

My commission expires Dec 2, 2024

Charles Berdell

NOTARY PUBLIC

This instrument was prepared by Keith Harrington 77 W. Washington Street Suite 1020 Chicago, Illinois 60602.

MAIL TO: Keith Harrington  
77 W. Washington St. Ste 1020  
Chicago, Illinois 60602

**SEND SUBSEQUENT TAX BILLS TO:**

Joel F. Shanahan  
155 N. Aberdeen St., Unit 204  
Chicago, IL 60610

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNITS 204 AND P-16 IN 155 N. ABERDEEN STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF LAND,

### PARCEL 1A:

LOTS 1, 2, 3 AND 4 (EXCEPT THE SOUTH 35 FEET OF LOTS 3 AND 4 DEEDED TO THE CITY OF CHICAGO BY DEED DATED FEBRUARY 20, 1923 RECORDED MARCH 21, 1924 AS DOCUMENT 8340042), INCLUDING THE PRIVATE ALLEY LYING NORTH AND ADJOINING AFORESAID LOTS 3 AND 4, IN PHELPS AND OTHERS SUBDIVISION OF LOT 14 IN BLOCK 31 IN CARPENTER'S ADDITION TO CHICAGO, IN THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 1B:

LOTS 13 AND 15 (EXCEPT THE SOUTH 35 FEET OF SAID LOT 15 CONVEYED TO THE CITY OF CHICAGO BY DEED DATED FEBRUARY 20, 1924 RECORDED MARCH 21, 1924 AS DOCUMENT 8340043) IN BLOCK 31 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0919744049, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE RIGHT TO THE USE OF ROOF DECK FOR UNIT 204, A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0919744049.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENT, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

# UNOFFICIAL COPY

## 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 and hold title to real estate under the laws of the State of Illinois.

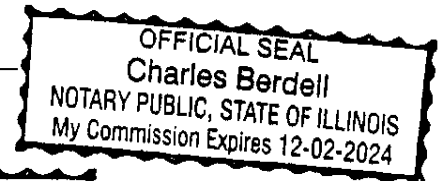
Date: 3/11/2022

Signature:

Joel Shanahan

SUBSCRIBED and SWORN to before me on this 11 day of March, 2022.

Charles Berdell  
Notary Public



The grantee(s) or his(their) agent affirms and verifies that the name of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, a trust, 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.

Date:

Signature:

Mikel Laughlin

Mikel Laughlin

SUBSCRIBED and SWORN to before me on this 11 day of March, 2022.

C.B.

Charles Berdell  
Notary Public

(Impress Seal Here)

