

UNOFFICIAL COPY



TRUSTEE'S DEED

Doc# 2227315026 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/30/2022 11:49 AM PG: 1 OF 4

THE GRANTOR(s), **Fred and Mary Graca Trust Number 1** dated **October 7, 2015**, as amended **August 17th, 2017** for and in consideration of **TEN & 00/100 DOLLARS**, and other good and valuable consideration in hand paid, CONVEY and Warrants, **Justin Graca**, a single man, of **100 N. Hermitage, Unit 801**, the City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A


SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: **17-07-423-020-4082**



Address of Real Estate: **100 N. Hermitage, Unit 801, Chicago, IL 60612**

Dated this 8th day of September 2022

REAL ESTATE TRANSFER TAX	30-Sep-2022
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-07-423-020-4082 | 20220901637256 | 0-853-741-136

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

REAL ESTATE TRANSFER TAX	30-Sep-2022
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

17-07-423-020-4082 | 20220901637256 | 1-404-210-768

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BY: Fred J Graca Trustee

Fred Graca, Trustee

Fred and Mary Graca Trust Number 1 dated October 7, 2015 as amended August 17, 2017

BY: Mary Graca Trustee

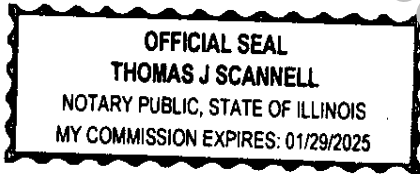
Mary Graca, Trustee

Fred and Mary Graca Trust Number 1 dated October 7, 2015 as amended August 17, 2017

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Fred Graca and Mary Grace personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 8th day of September 2022

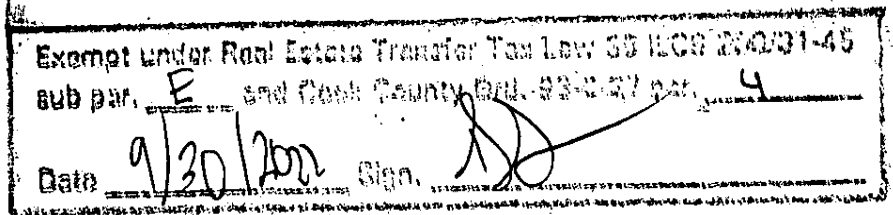


[Signature] (Notary Public)

Prepared By: Thomas J. Scannell
3135 W. 95th Street
Evergreen Park, IL 60805

Mail To:
Thomas J. Scannell
3135 W. 95th Street
Evergreen Park, IL 60805

Name & Address of Taxpayer:
Justin Graca
100 N. Hermitage, Unit 801
Chicago, IL 60612



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EXHIBIT A

PARCEL 1: UNIT 801 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

(A) LEASEHOLD ESTATE CREATED BY GROUND LEASE DATED AS OF DECEMBER 27, 2004 BETWEEN CHICAGO HOUSING AUTHORITY, AN ILLINOIS MUNICIPAL CORPORATION, LANDLORD, AND WHP TOWER, LLC AN ILLINOIS LIMITED LIABILITY COMPANY, TENANT, RECORDED DECEMBER 20, 2004 AS DOCUMENT NUMBER 0436519125, DEMISING AND LEASING FOR A TERM OF 99 YEARS EXPIRING ON DECEMBER 27, 2103, THE FOLLOWING DESCRIBED PREMISES, AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND:
 LOT 2 IN MAYPOLE RESUBDIVISION, BEING A RESUBDIVISION AND CONSOLIDATION IN BLOCKS 2 AND 3 IN PAGE AND WOOD'S SUBDIVISION IN BLOCKS, 50, 63, AND 64, AND IN THE SUBDIVISION OF LOTS 5 AND 6 IN SAID BLOCK 3 IN PAGE AND WOOD'S SUBDIVISION, INCLUDING THE EAST-WEST VACATED ALLEYS AND VACATED WEST MAYPOLE AVENUE, IN THE CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED NOVEMBER 7, 2002 AS DOCUMENT NO. 0021230668 IN WESTHAVEN PARK TOWER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0611532059, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NO. P217 AND STORAGE SPACE NO. S232, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Clerk's Office

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 title to real estate under the Laws of the State of Illinois.

Dated: September 8, 2022

Signature: TRIC
Grantor or Agent

Subscribed and sworn to before me
 By the said Agent
 On September 8, 2022
 Notary Public Susan McCarthy



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 title to real estate under the Laws of the State of Illinois.

Date: September 8, 2022

Signature: TRIC
Grantee or Agent

Subscribed and sworn to before me
 By the said Agent
 On September 8, 2022
 Notary Public Susan McCarthy



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)