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DOCUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Gary B. Shulman, Esq. Levun, Goodman & Cohen, LLP 500 Skokie Blvd., Suite 650 Northbrook, IL 60062 Doc#. 2307533492 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 03/16/2023 03:11 PM Pg: 1 of 4

Dec ID 20230301673662 ST/CO Stamp 1-413-402-832 City Stamp 1-681-838-288

FUTURE TAX BILLS TO:

Ms. Reagan C. Ivie 400 E. Randolph Street, Unit 1204 Chicago, IL 6001

[For Recorder's Use]

INDEPENDENT EXECUTOR'S DEED

THIS INDEPENDENT EXECUTORS' DEED, made as of this <u>6</u> day of March, 2023, between Alexandra A. Gand, not individually, but solely as Independent Executor of the Estate of Jesse Matthew Ivie, Deceased, of W24S9 Townline Road, Lake Geneva, Wisconsin 53147, GRANTOR, and Reagan C. Ivie, an unmarried woman, of 400 E. Randolph Street, Unit 1204, Chicago, Illinois 60601, GRANTEE.

Whereas, Alexandra A. Gand was duty appointed Independent Executor of the Estate of Jesse Matthew Ivie, Deceased, by the Circuit Court of Cook County, Illinois, on August 30, 2022, in Case Number 2022 P 004519, and has duly qualified as such independent Executor, and said Letters of Office are now in full force and effect.

Now, therefore, this Independent Executor's Deed witnesseth, that Grantor, in exercise of the Power of Sale granted to said Independent Executor and in consideration of the sum of Ten and 00/100 (\$10.00) to her in hand paid by Grantee, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does, grant, sell, and convey to Grantee the following-described real estate situated in the City of Chicago, County of Cook and State of Illinois, and known and described as follows, namely:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number (PIN): 13-36-214-025-1018 (Unit 209) and 13-36-214-025-1045 (P-18)

Address of Real Estate: 2161 N. California Avenue, Unit 209 and P-18, Chicago, IL 60047

together with all right, title, and interest whatsoever, at law or in equity of Jesse Matthew Ivie, Deceased, in and to the premises.

To have and to hold same unto said Grantee, forever.

2023

This transaction is exempt under the provisions of 35 ILCS 200/31-45, Par. (e), Real Estate Transfer Tax Law.

Agent for Grantors/Grantees

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IN WITNESS WHEREOF, Alexandra A. Gand, as Independent Executor aforesaid, has hereunto set her hand and seal the day and year first above written.

Estate of Jesse Matthew Ivie, Deceased

By:_

Alexandra A. Gand, not individually, but

solely as Independent Executor

ACKNOWLEDGMENT

STATE OF Wisconsin

COUNTY OF Walworth

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Alexandra A. Gand, not individually, but solely as Independent Executor of the Estate of Jesse Matthew Ivie, Deceased, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary set for the uses and purposes therein set forth.

Given under my hand and seal this ______ day of March, 2023.

Notary Public

ADAM JARANSON Notary Public State of Wisconsin

My Commission Expires September 23, 2025

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LEGAL DESCRIPTION OF REAL ESTATE

REAL PROPERTY IN THE COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:

UNIT 209 AND PARKING UNIT P-18 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE ST. GEORGE LOFTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED SEPTEMBER 23,1999 AS DOCUMENT 99898177, AS AMENDED FROM TIME TO TIME IN THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS.

Common address:

2161 N. California Avenue, Unit 209 and P-18, Chicago, IL 60647

PINS:

13-36-214-025-1018 (Affects Unit 209)

214-02.

Or Cook County Clarks Office 13-26-214-025-1045 (Affects Parking Space P-18)

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION	
The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown	
on the deed or assignment of beneficial interest (ABI) 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 another entity recognized	
as a person and at the rized to do business or acquire title to real estate under the laws of the State of Illinois.	
DATED: 1 20 23 SIG	NATURE: GRANTOR O AGENT
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.	
Subscribed and sworn to he for e me, Name of Notary Public:	
By the said (Name of Grantor):	AFFIX NOTARY STAMP BELOW
On this date of: 3 C 1, 20 20 NOTARY SIGNATURE: DANGE BLAND	"OFFICIAL SEAL" KAROLINA BRUKALO NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 12/2/2023
GRANTEE SECTION The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an introis corporation	
authorized to do business or acquire and hold title to real estate in Illinois, a pa thership 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: 3 (2023) SIGNATURE:	
CRANTEE OF AGENT	
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTE & signature.	
Subscribed and sworn to before me, Name of Notary Public:	
By the said (Name of Grantee):	AFFIX NOTARY STAMF B'LOW
On this date of: 3, 4, 20 23 NOTARY SIGNATURE: A CONTROL OF THE SIGNATURE: A CONTROL	"OFFICIAL SEAL" KAROLINA BRUKALO NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 12/2/2023

CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of <u>SECTION 4</u> of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)