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Karen A. Yarbrough
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Date: 03/16/2023 03:11 PM Pg: 1 of 4

**DOCUMENT PREPARED BY
AND AFTER RECORDING**

RETURN TO:

Gary B. Shulman, Esq.
Levun, Goodman & Cohen, LLP
500 Skokie Blvd., Suite 650
Northbrook, IL 60062

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 60601

[For Recorder's Use]

INDEPENDENT EXECUTOR'S DEED

THIS INDEPENDENT EXECUTORS' DEED, made as of this 6 day of March, 2023, between **Alexandra A. Gand, not individually, but solely as Independent Executor of the Estate of Jesse Matthew Ivie, Deceased**, of W2459 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 duly 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.

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

Date: March 6, 2023


Agent for Grantors/Grantees

[Signature Page follows]

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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 ¼ 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)
13-36-214-025-1045 (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 authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 3/16/2023

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

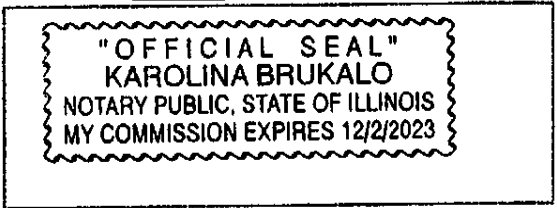
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Agent

On this date of: 3/16/2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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 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: 3/16/2023

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

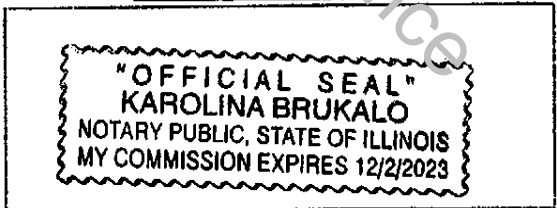
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Agent

On this date of: 3/16/2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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 **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)