

UNOFFICIAL COPY

DEED IN TRUST

MAIL RECORDED DEED TO:

Nicole Soltanzadeh, Attorney at Law
20 N. Clark Street, Ste 3300
Chicago, Illinois 60602

MAIL FUTURE TAX STATEMENTS

TO:

Madeline Brownstone, Trustee
345 W. Fullerton Pkwy, Unit 1002
Chicago, IL 60614

Doc#: 2321549015 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/03/2023 09:42 AM Pg: 1 of 5

Dec ID 20230701683995

City Stamp 1-649-846-736

THE GRANTOR, **5858 Sheridan Road, LLC**, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, CONVEYS AND WARRANTS TO **Madeline Brownstone, Trustee of the Slovenz-Brownstone Living Trust Dated July 27, 2023, and any amendments thereto**, of the City of Chicago, and County of Cook, State of Illinois, and with a beneficial interest therein, the following described real estate situated in the County of **COOK**, in the State of Illinois, to wit:

See Attached Exhibit A for Legal Description

Property Index Numbers: 14-08-203-017-1107
Commonly known as: 5415 North Sheridan Road, Unit 1009, Chicago, Illinois 60640

Subject to: covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through grantees; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable.

The Grantor expressly releases and waives any and all rights of homestead in the property.

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Dated this 27th day of July, 2023.

Madeline Brownstone

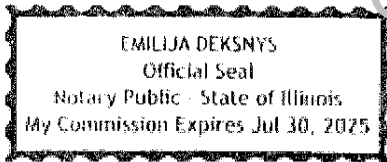
5858 Sheridan Road, LLC, an Illinois Limited Liability Company

By: Madeline Brownstone, its manager

STATE OF ILLINOIS)
)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, do hereby certify that **MADELINE BROWNSTONE** is 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 she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 27th day of July, 2023.



Emilija Deksnys

Notary Public

Commission Expires on: 7/30/25

NAME and ADDRESS OF PREPARER:

COOK COUNTY-ILLINOIS TRANSFER EXEMPT UNDER PROVISIONS OF 35 ILCS 200/31-45, PARAGRAPH (E) REAL ESTATE TRANSFER ACT

Nicole M. Soltanzadeh, Esq.

The Law Office of Nicole M. Soltanzadeh, LLC
20 N. Clark St., Suite 3300
Chicago, IL 60602

DATE: July 27, 2023

Madeline Brownstone

5858 Sheridan Road, LLC, an Illinois Limited Liability Company

By: Madeline Brownstone, its manager

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Exhibit A

UNIT NO. 1009 IN PARK TOWER CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF THE EAST FRACTIONAL HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST BOUNDARY LINE OF LINCOLN PARK, AS ESTABLISHED BY DECREE ENTERED JULY 6, 1908 IN CASE 285574 CIRCUIT COURT AS SHOWN ON PLAT RECORDED JULY 9, 1908 AS DOCUMENT NUMBER 4229498 AND SOUTH OF A LINE THAT IS DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SHERIDAN ROAD, THROUGH A POINT IN SAID EAST LINE THAT IS 1,090 FEET SOUTH OF THE NORTH LINE OF SAID EAST FRACTIONAL HALF OF THE NORTHEAST QUARTER AND NORTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT IN SAID EAST LINE OF SHERIDAN ROAD, THAT IS 1,406.50 FEET SOUTH OF THE SAID NORTH LINE OF THE EAST FRACTIONAL HALF OF THE NORTHEAST QUARTER; THENCE EAST AT RIGHT ANGLES TO THE SAID EAST LINE 208.08 FEET THENCE NORTH AT RIGHT ANGLES TO THE LAST COURSE, 60 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST COURSE, 88.01 FEET TO THE SAID WEST BOUNDARY OF LINCOLN PARK (EXCEPT THE WEST 47 FEET OF SAID EAST FRACTIONAL HALF OF THE NORTHEAST QUARTER CONDEMNED AS A PART OF SHERIDAN ROAD) ALL IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 17, 1971 AND KNOWN AS TRUST NUMBER 27802, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24874698 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property Index Numbers: 14-08-203-017-1107
Commonly known as: 5415 North Sheridan Road, Unit 1009, Chicago, Illinois 60640

Cook County Clerk's Office

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

REAL ESTATE TRANSFER TAX		01-Aug-2023
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

14-08-2023-017-1107 | 20230701683995 | 1-649-846-736

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



Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor 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 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 July 27, 2023

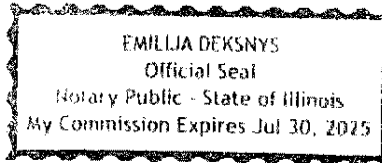
Signature: Madeline Brownstone
Grantor 5858 Sheridan Road, LLC, an Illinois Limited Liability Company
By: Madeline Brownstone, its manager

SUBSCRIBED and SWORN to before me

this 27th day of July 2023

Emilia DeKsnys

NOTARY PUBLIC



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.

Dated July 27, 2023

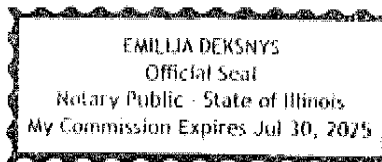
Signature: Madeline Brownstone
Grantee MADELINE BROWNSTONE, TRUSTEE OF THE SLOVENZ-BROWNSTONE LIVING TRUST DATED JULY 27, 2023, AND ANY AMENDMENTS THERETO

SUBSCRIBED and SWORN to before me

this 27th day of July 2023

Emilia DeKsnys

NOTARY PUBLIC



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