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This Transaction Exempt Pursuant to Real Estate Transfer Tax Law, Section 31-45, Paragraph e, and Cook County Ordinance No. 95104.



Doc# 2332115022 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/17/2023 01:05 PM PG: 1 OF 3

DATE: 11/3/23
SIGNED: [Signature]

WARRANTY DEED (Individual to Trust)

THE GRANTOR, AARON S. LEVY, a single man, of the City of Chicago, County of Cook, State of Illinois, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to AARON S. LEVY, not individually, but as Trustee of the AARON S. LEVY TRUST u/a/d 11/3, 2023, and unto all and every Successor or Successors in Trust under said Trust Agreement, of 1728 N. Damen, #101 & PU-29 Chicago, Illinois, all of his interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A

Permanent Index No. 14-31-324-055-1001 & 14-31-324-055-1012.

DATED this 3rd day of November, 2023.

[Signature]

AARON S. LEVY

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that AARON S. LEVY, a single man, 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, sealed and delivered the said instrument as his free and voluntary act, for the purposes therein set forth.



GIVEN under my hand and Notary Seal this 3rd day of November, 2023.

Commission Expires: 9/30/25

Nancy M Spain
NOTARY PUBLIC



REAL ESTATE TRANSFER TAX	17-Nov-2023
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

REAL ESTATE TRANSFER TAX	17-Nov-2023
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

14-31-324-055-1001 | 20231101676788 | 2-077-741-008
* Total does not include any applicable penalty or interest due.

14-31-324-055-1001 | 20231101676788 | 0-344-182-736

Address of Property:
1728 N. Damen, #101
Chicago, IL 60647

(Mail to):
This instrument prepared by:
Jayme Levin-Muriel
HAHN LOESER & PARKS LLP
200 W. Madison St. #2700
Chicago, IL 60606

Send Subsequent Tax Bills To:
AARON S. LEVY, Trustee
1728 N. Damen, #101
Chicago, IL 60647

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 101 IN WILLOW SQUARE CONDOMINIUM FORMERLY KNOWN AS BUILDING NUMBER 1 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE EAST 101.42 FEET OF THE NORTH 115.93 FEET AND THAT PART OF THE EAST 100.27 FEET LYING SOUTH OF THE NORTH 115.93 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 10 TO 48, BOTH INCLUSIVE, AND ALL OF VACATED PUBLIC ALLEYS, ALL TAKEN AS A TRACT ALL IN BLOCK 2 IN BRADWELL'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 31 TOWNSHIP 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDO RECORDED AS DOCUMENT 04022444, AND AS AMENDED BY FIRST AMENDMENT TO AMENDED DECLARATION OF CONDOMINIUM OWNERSHIP FOR WILLOW SQUARE CONDOMINIUM RECORDED AS DOCUMENT 95275103, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL P-1A:

UNIT PU-29 IN WILLOW SQUARE CONDOMINIUM FORMERLY KNOWN AS BUILDING NUMBER 1 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 171.0 FEET TO THE WEST 212.31 FEET OF THE SOUTH 19.0 FEET OF THE NORTH 149.82 FEET AND THE EAST 91.0 FEET OF THE WEST 132.31 FEET OF THE SOUTH 19 FEET OF THE NORTH 168.82 FEET OF LOTS 10 TO 48 BOTH INCLUSIVE AND ALL OF VACATED PUBLIC ALLEYS ALL TAKEN AS A TRACT, ALL IN BLOCK 2 IN BRADWELL'S EDITION TO CHICAGO IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 04022444, AND AS AMENDED BY THE FIRST AMENDMENT TO AMENDED DECLARATION OF CONDOMINIUM OWNERSHIP FOR WILLOW SQUARE CONDO RECORDED AS DOCUMENT 95275103 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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

DATED: 11 | 17 | 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: Tina Miroballi

By the said (Name of Grantor): Elizabeth Brianni

On this date of: 11 | 17 | 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 11 | 17 | 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: Tina Miroballi

By the said (Name of Grantee): Elizabeth Brianni

On this date of: 11 | 17 | 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

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Property of Cook County Clerk's Office

"OFFICIAL SEAL"
TIM M. MIRABELLI
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/15/2024

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TIM M. MIRABELLI
NOTARY PUBLIC, STATE OF ILLINOIS
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