

# UNOFFICIAL COPY

Doc# 2402533226 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/25/2024 02:22 PM Pg: 1 of 4

Dec ID 20231201693307

City Stamp 0-579-669-040

**Prepared By:**

Scarola Law LLC  
15 Wilcox  
Caste Rock, Colorado  
80104

**After Recording, Return Deed  
and Mail Tax Bills To:**

Eric White  
3123 West 39th Avenue  
Denver, Colorado  
80211

Space Above the Line Intentionally Left Blank for Recorder's Use

Exempt under the provisions of paragraph (e) of the Illinois Real Estate Transfer Tax Law, 35  
ILCS 200/31-45.

Date: 10/27/23

Buyer/Seller/Representative Signature: \_\_\_\_\_

## GENERAL WARRANTY DEED

State of Illinois

Cook County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar (\$1.00) and other good or valuable consideration, if any, in hand paid to the "Grantor(s)" known as:

Eric White, a single individual, residing at 3123 West 39th Avenue, Denver, Colorado, 80211.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and warrants to White Family Trust dated October 23, 2023 with Eric White acting as the Trustee, with a mailing

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address of 3123 West 39th Avenue, Denver, Colorado, 80211 (hereinafter the "Grantee(s)"), the following described real estate, situated in Cook, Illinois, to-wit:

Legal Description: PARCEL ONE: UNIT 503 AND P-36 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PRINTERS ROW LOFTS CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED SEPTEMBER 4, 2003 AS DOCUMENT NO. 0324710124, AS AMENDED FROM TIME TO TIME, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENT KNOWN AS STORAGE LOCKER S-503 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID.;  
Real Estate Address:

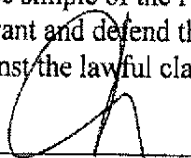
732 S Financial PL Unit 503, Chicago, IL 60605; Real Estate Tax Parcel Numbers: 17-16-402-052-1065 and 17-16-402-052-1174

**TOGETHER** with all and singular the rights, tenements, hereditaments, appurtenances, and improvements belonging or in anywise appertaining thereto (the "Property").

**HEREBY**

**TO HAVE AND TO HOLD**, the Property unto the Grantee(s), their heirs, successors, and assigns forever in fee simple.

**AND** the Grantor(s), for said Grantor(s), their heirs, successors, executors, and administrators, covenants with Grantee(s), their heirs, successors, and assigns that Grantor(s) are lawfully seized in fee simple of the Property; and that Grantor(s), their heirs, executors, and administrators shall warrant and defend the Property unto the Grantee(s), their heirs, successors, and assigns forever against the lawful claims of all persons.

  
\_\_\_\_\_  
Grantor's Signature

Date 10/23/23

Eric White

3123 West 39th Avenue, Denver, Colorado, 80211

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## NOTARY ACKNOWLEDGMENT

State of Colorado)

County of Jefferson)

I, the undersigned, a Notary Public in said County, in said State, hereby certify that **Eric White** whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 23<sup>rd</sup> day of October, 2023.

*Kiera Fraser Schwartz* (SEAL)  
Notary Public

Kiera Fraser Schwartz  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID# 20204013524  
MY COMMISSION EXPIRES APRIL 13, 2024

My Commission Expires: 4/13/2024

### REAL ESTATE TRANSFER TAX



24-Jan-2024

CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-16-402-052-1065 | 20231201693307 | 0-579-669-040

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

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PRINT

## 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 10/23/23 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
by the said Grantor  
dated October 23, 2023

Notary Public [Signature]

Kiera Fraser Schwartz  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID# 20204013524  
MY COMMISSION EXPIRES APRIL 13, 2024

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 10/23/23 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
by the said Grantee  
dated October 23, 2023

Notary Public [Signature]

Kiera Fraser Schwartz  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID# 20204013524  
MY COMMISSION EXPIRES APRIL 13, 2024

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**