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Doc#: 2402633315 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/26/2024 02:04 PM Pg: 1 of 7

QUIT CLAIM DEED

Dec ID 20240101621430

City Stamp 2-133-961-776

THIS INSTRUMENT, made this 14th day of December, 2023, by and among each of **Linda S. Fisher, as Trustee of the Linda S. Fisher Revocable Trust, as amended**, dated March 2, 2006, of Cincinnati, Ohio, as tenant in common as to an undivided seventy two percent (72%) interest, **Ari Fisher**, an individual, of Deerfield, Illinois, as tenant in common as to an undivided nine percent (9%) interest, **Benjamin Fisher**, an individual, of Deerfield, Illinois, as tenant in common as to an undivided nine percent (9%) interest, and **Jennifer Dorfman (f/k/a Jennifer Fisher)** of Chicago, Illinois, as tenant in common as to an undivided nine percent (9%) interest (collectively, the "GRANTORS"), and **159 EW LLC, an Illinois limited liability company**, with a mailing address of 159 East Walton Place, Unit 18B, Chicago, Illinois 60611 (the "GRANTEE").

WITNESSETH, that each of the GRANTORS, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby convey and quit claim to the GRANTEE all of their respective interest in the following described Real Estate situated in the County of Cook and the State of Illinois, to wit:

THE LEGAL DESCRIPTION IS ATTACHED HERETO, MADE A PART HEREOF AND EXPRESSLY INCORPORATED HEREIN AS EXHIBIT "A".

P.I.N.: 17-03-213-020-1023

Address: 159 East Walton Place, Unit 18B and Parking Right V-131, Chicago, Illinois 60611

Each of the GRANTORS also hereby grant to GRANTEE, its successors and assigns, all rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit for said unit set forth in the Declaration of Condominium recorded as Document No. 0533510002, as amended from time to time. This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration of Condominium, as amended, the same as though the provisions of said Declaration were recited and stipulated at length herein.

HEREBY releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said real estate forever, together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

[signature pages follow]

REAL ESTATE TRANSFER TAX

26-Jan-2024



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-03-213-020-1023 | 20240101621430 | 2-133-961-776

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

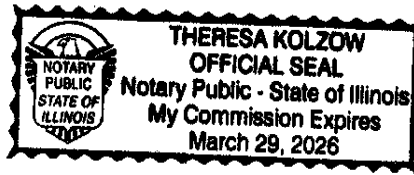
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IN WITNESS WHEREOF, each of the GRANTORS have hereunto set their hand and seal the day and year first above written.

GRANTOR

LINDA S. FISHER, as Trustee of the Linda S. Fisher Revocable Trust, as amended, dated March 2, 2006

STATE OF Illinois)
) SS
COUNTY OF Will)



I, Theresa Kolzow, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Linda S. Fisher** personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument of her free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal, this 14 day of December, 2023.

Notary Public

Commission Expires: March 29, 2026

[signatures continue on the following page]

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GRANTOR

Ari Fisher

ARI FISHER

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Heidi Knesper, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Ari Fisher**, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument of his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of December, 2023.

Heidi Knesper

Notary Public



Commission Expires: 2/5/25

[signatures continue on the following page]

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GRANTOR

BENJAMIN FISHER

STATE OF Illinois)
) SS
COUNTY OF Will)



I, Theresa Kolzow, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Benjamin Fisher**, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument of his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19 day of January, 2024

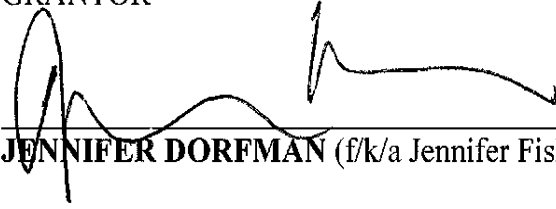
Notary Public

Commission Expires: March 29, 2026

[signatures continue on the following page]

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GRANTOR



JENNIFER DORFMAN (f/k/a Jennifer Fisher)



STATE OF Illinois)
) SS
COUNTY OF Will)

I, Theresa Kolzow, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Jennifer Dorfman**, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument of her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14 day of December, 2023.


Notary Public

Commission Expires: March 29, 2026

This transaction is exempt under the provisions of Paragraph E, 35 ILCS 200/31-1 et seq., Real Estate Transfer Act. Dated: December 14, 2023 By: Edmund Peterson, as Agent.

This instrument was prepared by, and after recording mail to: Kimberly M. Reed, Esq., Taft Stettinius & Hollister LLP, 111 E. Wacker Drive, Suite 2600, Chicago, Illinois 60601-3713.

Mail Tax Bills to: Linda S. Fisher, 159 E. Walton Place, Unit 18B, Chicago, Illinois 60611

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EXHIBIT A

Legal Description

UNIT 18B IN THE PALMOLIVE BUILDING LANDMARK RESIDENCES, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

A PART OF THE NORTH HALF OF LOTS 23 TO 31, BOTH INCLUSIVE, TAKEN AS A TRACT IN ALLMENDINGER'S LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCK 13 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE PALMOLIVE BUILDING LANDMARK RESIDENCES, A CONDOMINIUM RECORDED DECEMBER 1, 2005 AS DOCUMENT 0533510002 AND FIRST AMENDMENT RECORDED FEBRUARY 24, 2006 AS DOCUMENT 0605531046 AND SECOND AMENDMENT RECORDED MARCH 24, 2006 AS DOCUMENT 0608227004, AND THIRD AMENDMENT RECORDED APRIL 28, 2006 AS DOCUMENT 0611831046, AND AS FURTHER AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

AND

THE RIGHT TO THE USE OF PARKING RIGHT V 131 TO HAVE A PASSENGER VEHICLE VALET PARKED IN THE PARKING AREA (AS DEFINED IN THAT CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE PALMOLIVE LANDMARK RESIDENCES, A CONDOMINIUM DATED NOVEMBER 28, 2005 AND RECORDED DECEMBER 1, 2005 AS DOCUMENT 0533510002).

Common Address: 159 East Walton Place, Unit 18B, Chicago, Illinois 60611

P.I.N.: 17-03-213-020-1023

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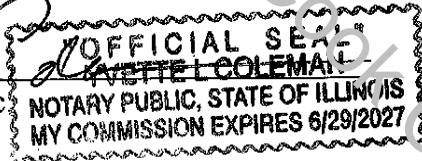
STATEMENT BY GRANTOR AND GRANTEE

The grantor or its agent affirms that, to the best of their 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: December 14, 2023

Signature: Edward Bateson, as Agent
Edward Bateson, Agent for Linda S. Fisher, as Trustee of the Linda S. Fisher Revocable Trust, as amended, dated March 2, 2006, Ari Fisher, Benjamin Fisher and Jennifer Dorfman (f/k/a Jennifer Fisher)

Subscribed and sworn to before me by the said Agent, this 14th day of December, 2023.


[Signature]
Notary Public 

The grantee or its 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 and hold title to real estate under the laws of the State of Illinois.

Dated: December 14, 2023

Signature: Edward Bateson, as Agent
Edward Bateson, Agent for 159 EW LLC, an Illinois limited liability company

Subscribed and sworn to before me by the said Agent, this 14 day of December, 2023.

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