

UNOFFICIAL COPY

Doc#: 2402928014 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/29/2024 10:19 AM Pg: 1 of 4

Dec ID 20240101620424

Prepared by and when
recorded return to:
Stuart J. Kohn, Esq.
Levenfeld Pearlstein, LLC
120 S. Riverside Plaza, Suite 1800
Chicago, Illinois 60606

Mail tax bill to:
Michael H. Baskin
2511 Elm Avenue
Evanston, Illinois 60201

WARRANTY DEED

THE GRANTORS, Michael H. Baskin and Felicia Sonn Baskin, husband and wife, not as tenants in common or as joint tenants, but as tenants by the entirety, of 2511 Elm Avenue, Evanston, Illinois 60201, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Michael Baskin, not individually but solely as Trustee of the Michael Baskin Revocable Trust, dated October 11, 2023, of 2511 Elm Avenue, Evanston, Illinois 60201, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A"

Permanent Real Estate Index Number(s): 10-12-106-001-0000

Address of Real Estate: 2511 Elm Avenue, Evanston, Illinois 60201

Subject to: (i) all real estate taxes and assessments not yet due and payable; and (ii) all easements, covenants, conditions, restrictions and other matters of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

[Signatures to follow on next page]

CITY OF EVANSTON
EXEMPTION

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Dated this 4th day of December, 2023

Michael H. Baskin
Michael H. Baskin, Grantor

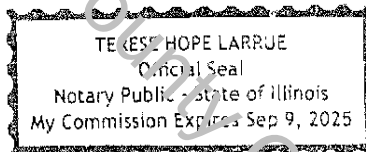
Felicia Sonn Baskin, Grantor
Felicia Sonn Baskin, Grantor

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that, Michael H. Baskin and Felicia Sonn Baskin are personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4th day of December, 2023.

Telese Hope Larrue
Notary Public



Tax-exempt under provisions of Section 31-45, paragraph (e) of the Illinois Recording and Transfer Tax Act.

Stevie
Buyer, Seller or Agent

Dated this 4th day of Dec., 2023

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EXHIBIT "A"

THE EAST 17 FEET OF THE NORTH 140 FEET OF LOT 10 AND THE WEST 43 FEET OF THE NORTH 140 FEET OF LOT 9 IN BLOCK 2 IN HARTREY'S ADDITION TO NORTH EVANSTON A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 10-12-106-001-0000

Address of Real Estate: 2511 Elm Avenue, Evanston, Illinois 60201

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 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 4, 2023

Signature: Michael Baskin

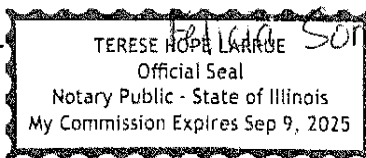
Grantor or Agent
Michael Baskin

Subscribed and sworn to before me this 4th day of December 2023.

Jelica Ann Baskin

Notary Public

[Signature]



Jelica Ann Baskin

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

Dated December 4, 2023

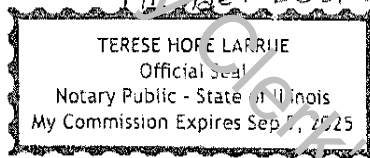
Signature: Michael Baskin

Grantee or Agent
Michael Baskin, Trustee

Subscribed and sworn to before me this 4th day of December 2023.

Notary Public

[Signature]



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.)