

# UNOFFICIAL COPY



\*2404534000\*

## WARRANTY DEED

Doc# 2404534000 Fee \$88.00

THIS INDENTURE, made this 7 day of Feb., 2024, between Kelly N. Kuhn, of the County of Cook and State of Illinois, Grantor, and KELLY N. KUHN, Trustee of the KELLY N. KUHN REVOCABLE TRUST DATED Feb. 2nd, 2024, with an address of 1201 W. Adams Street, Unit 706 Chicago, IL 60607, Grantee.

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/14/2024 09:25 AM PG: 1 OF 4

WITNESSETH, that the Grantors, for and in consideration of the sum of \$1.00 Dollar and other good consideration in hand paid, conveys and warrants to the Grantee, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**SEE EXHIBIT "A"**

**Parcel Identification Number:** 17-17-113-116-1044

**Property Address:** 1201 W. Adams Street, Unit 706 Chicago, Illinois 60607

SUBJECT TO: General real estate taxes for 2023 and subsequent years not due and payable at the time of transfer, covenants, conditions and restrictions of record, building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the property.

This document, including legal description, was prepared by Husch Blackwell LLP attorneys, solely upon information furnished by the parties or their agents and without title search or examination. The preparer makes no express or implied guarantees as to marketability of title, accuracy of the description or quantity of land described, as no examination of title to the property was requested or conducted.

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

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EXEMPT under provisions of Paragraph (e) of 35 ILCS 200/31-45, Real Estate Transfer Act.

Kelly N. Kuhn 2/2/24  
Sign Date  
Kelly N. Kuhn

This deed is not in violation of 765 ILCS 205/1a, in that the sale or exchange is of an entire tract of land not being part of a larger tract of land.

GRANTOR

Kelly N. Kuhn  
KELLY N. KUHN

This instrument was prepared by and is to be returned to:

Eric A. Ess, Esq.  
Husch Blackwell LLP  
5060 N. 40th Street, Suite 250  
Phoenix, Arizona 85018

Send subsequent tax bills to:

KELLY N. KUHN, Trustee  
201 W. Adams Street, Unit 706  
Chicago, IL 60607

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 KELLY N. KUHN, personally known to me to be the same persons whose names are subscribed to the foregoing 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 2 day of Feb, 2023. 4



My Commission Expires: 3-14-27

[Signature]

Notary Public

ANA M GARCIA

Notary's printed name


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## EXHIBIT "A"

**UNIT 706 AND PARKING SPACE P-31 IN THE PROMENADE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**



**LOTS 1 THROUGH 6 AND THE EAST 2.21 FEET OF LOT 7 INCLUSIVE IN REES AND RUCKER'S SUBDIVISION OF BLOCK 16 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST HALF AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 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 0020240583, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

<b>REAL ESTATE TRANSFER TAX</b>	14-Feb-2024
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

17-17-113-116-1044 | 20240201631601 | 1-638-744-624

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

<b>REAL ESTATE TRANSFER TAX</b>	14-Feb-2024
 	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

17-17-113-116-1044 | 20240201631601 | 0-816-136-752

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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: 2 | 2 | 2024

SIGNATURE: Kelly N. Kuhn  
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:

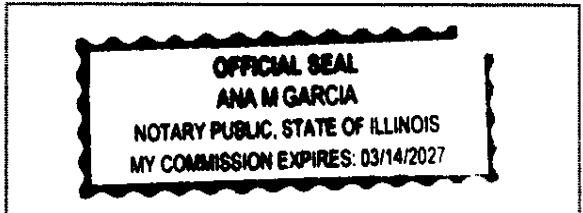
ANA M GARCIA

By the said (Name of Grantor): Kelly N. Kuhn

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 2 | 2024

NOTARY SIGNATURE: [Signature]



### 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: 2 | 2 | 2024

SIGNATURE: Kelly N. Kuhn  
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:

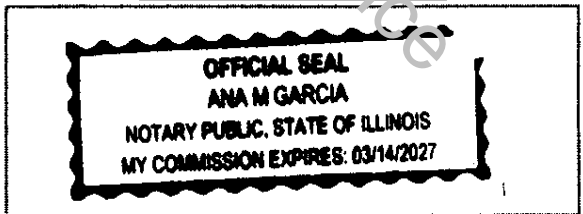
ANA M GARCIA

By the said (Name of Grantee): KELLY N. KUHN, Trustee of the KELLY N. KUHN REVOCABLE TRUST DATED 2023,

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 2 | 2024

NOTARY SIGNATURE: [Signature]



### 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)**)