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Doc#: 2407220025 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/12/2024 9:11 AM Pg: 1 of 4

Dec ID 20240201632711

ST/Co Stamp 0-456-010-288 ST Tax \$0.00 CO Tax \$0.00

City Stamp 0-803-547-696 City Tax \$0.00

4097-19499

QUIT CLAIM DEED Individual to Individual

Return To: **Matthew J. Claes**
Claes & Claes, Ltd.
Attorney At Law
2626 W. 83rd Street
Darien, IL 60561

Grantee's Address and
Mail Tax Bill To:

John P. Ahern
111 E. Chestnut
Unit 15K
Chicago, IL 60611

The Grantor, **Kristen M. Ahern, divorced and not since remarried**, of 8813 Glen Eagles, City of Darien, County of DuPage, State of Illinois, for and in consideration of TEN and/no DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to:

John P. Ahern, divorced and not since remarried

the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT 'A'

Permanent Index Nos.: 17-03-225-078-1040 (Parcel 1) AND
17-03-225-079-1143 (Parcel 2)
Address: 111 E. Chestnut, Unit 15K and 3B-12
Chicago, Illinois 60611

SUBJECT TO: General Real Estate Taxes for the year 2023 and subsequent years, covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate.

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

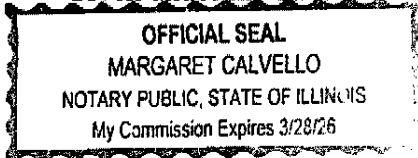
Dated: February 13th, 2024.

Kristen M. Ahern
KRISTEN M. AHERN

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **Kristen M. Ahern, divorced and not since remarried**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person(s), and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 13th day of February, 2024.



Margaret Calvello (seal)
Notary Public

My commission expires _____

Prepared by: Matthew J. Claes, Claes & Claes, Ltd., 2626 83rd Street, Darien, Illinois 605611

AFFIX TRANSFER STAMPS BELOW

This transfer is exempt from taxation pursuant to 35 ILCS 200/31-45, para. (e).

Kristen M. Ahern 2-13-24
Grantor Date

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EXHIBIT "A"

PINS: 17-03-225-078-1040 (parcel 1) and 17-03-225-079-1143 (parcel 2)

ADDRESS: 111 East Chestnut, Units 15K and 3B-12, Chicago, Illinois

PARCEL 1: UNIT 1500K IN THE 111 EAST CHESTNUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 1*, 1A, 1A*, 1B, 1B*, 1C, 1C*, 1D, 1D*, 1E, 1F, 1F*, 1H, 1J, 1K, 1L, 1M, 1N IN THE MARIA GOULETAS' SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 04074563; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: UNIT 3B-12 IN THE 111 EAST CHESTNUT GARAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 2, 2*, 2A, 2A*, 2B, 2B*, 2C, 2D, 2E, 2G, 2H*, 2I*, 2J*, 2K* AND 2L* IN THE MARIA GOULETAS' SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 08193114; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT IN FAVOR OF PARCEL 2 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY THE GRANT OF EASEMENT RELATING TO THE PREMISES COMMONLY KNOWN AS 111 EAST CHESTNUT, CHICAGO, ILLINOIS, RECORDED DECEMBER 22, 1994 AS DOCUMENT 04074562 MADE BY LASALLE NATIONAL TRUST, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 20, 1993, AND KNOWN AS TRUST NUMBER 118065 OVER AND UPON PROPERTY THEREIN DESCRIBED.

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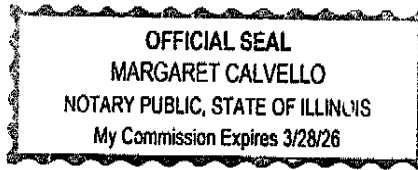
STATEMENT BY GRANTOR AND GRANTEE

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 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 February 13, 2024

Signature: [Handwritten Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me
By the said Grantor
This 13th day of February, 2024.



[Handwritten Signature]
Notary Public

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 2-2, 2024

Signature: [Handwritten Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me
By the said John Phern
This 2 day of February, 2024.



[Handwritten 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).