

# UNOFFICIAL COPY

Doc#: 2408624194 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/26/2024 4:11 PM Pg: 1 of 4

**PREPARED BY:**

Cohen Dovitz Makowka, LLC  
10729 W. 159<sup>th</sup> Street  
Orland Park, IL 60467  
(708) 460-7711

Dec ID 20240301660423

ST/Co Stamp 0-260-826-672 ST Tax \$0.00 CO Tax \$0.00

City Stamp 0-545-252-912 City Tax \$0.00

**MAIL TAX BILL TO:**

Charitable Adult Rides and Services, Inc.  
4669 Murphy Canyon Road, Ste. 200  
San Diego, CA 92123

**MAIL RECORDED DEED TO:**

Charitable Adult Rides and Services, Inc.  
4669 Murphy Canyon Road, Ste. 200  
San Diego, CA 92123

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## WARRANTY DEED

THE GRANTOR(S), **CAROLYN KITTY**, a single woman, of the City of Des Plaines, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, **CONVEYS AND WARRANTS** to the GRANTEE(S), **CHARITABLE ADULT RIDES AND SERVICES, INC.**, a nonprofit corporation created and existing under and by virtue of the laws of the State of California, having its principal office located at 4669 Murphy Canyon Road, Suite 100, San Diego, CA 92123, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION: See Exhibit A attached hereto.

Permanent Index Number(s): 17-10-309-015-1351

Property Address: 130 N. Garland Court, P4-103, Chicago, IL 60602

Subject, however, to the general taxes for the year of 2023 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

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Dated this 18<sup>th</sup> day of March, 2024.

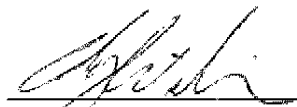
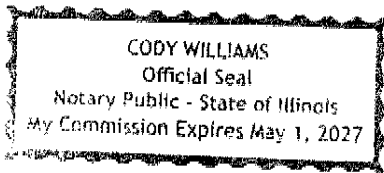


Carolyn Kitty

STATE OF IL)  
) SS.  
COUNTY OF Coor)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Carolyn Kitty**, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument, as her free and voluntary act.

Given under my hand and notarial seal, this 18 Day of March, 2024



Notary Public

My commission expires: May 1, 2027

EXEMPT UNDER PROVISIONS OF PARAGRAPH (b) SECTION 31-45, REAL ESTATE TRANSFER TAX LAW.

DATE: March 18, 2024



Grantor, Grantee or Representative

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## EXHIBIT A

**LEGAL DESCRIPTION:** PARCEL 1: PARKING SPACE UNIT 4-103 IN THE HERITAGE AT MILLENNIUM PARK CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE: PART OF LOTS 1 TO 6, INCLUSIVE, IN BLOCK 12 IN FORT DEARBORN ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 16, 2004 AS DOCUMENT NO. 0435103109, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 16, 2004 AS DOCUMENT NO. 0435103107 FOR INGRESS AND EGRESS, FOR MAINTENANCE, STRUCTURAL SUPPORT, USE OF FACILITIES, ENCROACHMENTS, COMMON WALLS, UTILITIES AND PERMANENT CANOPY OVER THE LAND DESCRIBED HEREIN. (SAID LAND COMMONLY REFERRED TO AS THE RETAIL PARCEL.

Cook County Clerk's Office

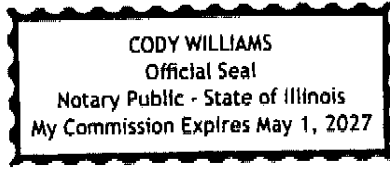
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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: March 18 2024 Signature: [Signature]  
Carolyn Kitty

Subscribed and sworn to before me this 8 day of March, 2024



Notary Public: [Signature]

The grantee or his/her 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: 3/22/24 Signature: [Signature]  
Charitable Adult Rides and Services, Inc., a California Nonprofit Corporation

Subscribed and sworn to before me this 22 day of March, 2024



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