

UNOFFICIAL COPY



Doc#: 1012415046 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/04/2010 01:18 PM Pg: 1 of 7

Return To:

LSI
700 Cherrington Pkwy
Coraopolis, PA 15108

Prepared by
Greg McClurg
LSI Title Agency, Inc
700 Cherrington Parkway
Coraopolis, PA 15108

LSI # 7997264

QUITCLAIM DEED

Borrower: John Filan
Lender: John B Filan and Sally A Filan, husband & wife
Parcel/ Tax ID # 17-22-110-035-1014

Property of Cook County Clerk's Office

S
P
S
M
SC
E
INT

UNOFFICIAL COPY

Prepared by:
LSI Title Agency, Inc.
700 Cherrington Parkway
Coraopolis, PA 15108
Order No. 7997264

After Recording Mail To:
John B. Filan & Sally B. Filan
1427 S. Prairie Avenue
Chicago, IL 60605

Mail Tax Statement To:
John B. Filan & Sally B. Filan
1427 S. Prairie Avenue
Chicago, IL 60605

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUIT CLAIM DEED

The Grantor(s) John B. Filan also known as and who acquired title as John Filan, for GOOD AND VALUABLE CONSIDERATION, in hand paid, convey(s) and Quit Claim(s) to John B. Filan AND Sally B. Filan, husband and wife, as Tenants by the Entirety, whose address is 1427 S. Prairie Avenue, Chicago, IL 60605, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

See Legal Description Attached Hereto As Exhibit "A"

SUBJECT TO: any covenants, conditions and restrictions filed in the Cook County Records and all amendments thereto.

PIN # 17-22-110-035-1014


Commonly known as: 1427 S. Prairie Avenue, Chicago, IL 60605

AND BEING the same property conveyed to the Grantor(s) herein by Deed recorded April 30, 2001 in Document No. 0010351935, among the Cook County Land Records.

WITNESS the following signatures and seals:

UNOFFICIAL COPY

Dated this 5 day of MARCH, 2010.



John B. Filan




a/k/a John Filan

STATE OF ILLINOIS)
COUNTY OF Cook)

:ss.

I, THE UNDERSIGNED A Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John B. Filan a/k/a John Filan, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged they, signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 5 day of March, 2010.



-Notary Public

My Commission expires on 9-19, 2010.

NOTARY STAMP/SEAL

"OFFICIAL SEAL"
GREGORY D. MORRIS
Notary Public, State of Illinois
My Commission Expires 9/19/10

AFFIX TRANSFER TAX STAMP
OR
"Exempt under provisions of Paragraph e"
Section 31-45; Real Estate Transfer Tax Act
3/12/10 Amy Viedova
Date Buyer, Seller or Representative

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

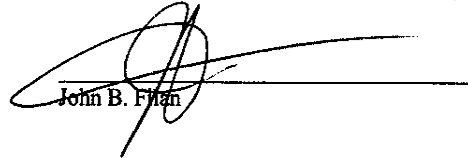
STATE OF ILLINOIS }
COUNTY OF Cook } SS.

John B. Filan, being duly sworn on oath, states that he resides at 1427 S. Prairie Avenue, Chicago, IL 60605. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedications of land for public use or instruments relating to the vacation of land impressed with public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

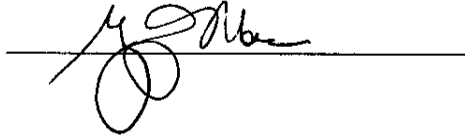
CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.


John B. Filan

SUBSCRIBED and SWORN to before me

This 5 day of March, 2010.



"OFFICIAL SEAL"
GREGORY D. MORRIS
Notary Public, State of Illinois
My Commission Expires 9/19/10

UNOFFICIAL COPY

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.

The GRANTEE 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 3/5, 2010.

Signature: [Signature]
Sally B. Filan

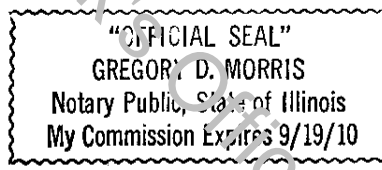
Signature: [Signature]
John B. Filan

Subscribed and sworn to before me by the said, Sally B. Filan, this 5 day of March, 2010.

Notary Public: [Signature]

Subscribed and sworn to before me by the said, John B. Filan, this 5 day of March, 2010.

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 offence 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.)

UNOFFICIAL COPY

Order ID: 7997264

Loan No.: 77000850

**EXHIBIT A
LEGAL DESCRIPTION**

The following described property:

Parcel 1:

Unit A-14 in Prairie Place condominium as delineated on the plat of survey of the following described parcel of real estate:

That part of Lot 2 in Prairie Place Townhomes Subdivision being a subdivision in the Northwest fractional quarter of Section 22, Township 39 North, Range 14, East of the third principal meridian, described as follows: beginning at the Northeast corner of Lot 1 in said subdivision; thence North 00 degrees 01 minutes 19 seconds east along the Northerly extension of the East line of said Lot 1 for a distance of 56.00 feet; thence South 89 degrees 58 minutes 41 seconds East 102.21 feet; thence South 00 degrees 01 minutes 19 seconds West 124.00 feet; thence North 89 degrees 58 minutes 41 seconds West 102.21 feet to the East line of said Lot 1; thence North 00 degrees 01 minutes 19 seconds East along said East line 68.00 feet thereon to the point of beginning, in Cook County, Illinois.

Also

That part of Lot 2 in Prairie Place Townhomes Subdivision, being a subdivision in the Northwest fractional quarter of Section 22, Township 39 North, Range 14, East of the third principal meridian, described as follows: beginning at the Northeast corner of Lot 1 in said subdivision; thence North 00 degrees 01 minutes 19 seconds east along the Northerly extension of the East line of said Lot 1 for a distance of 175.0 feet to the North line of Lot 2; thence North 89 degrees 58 minutes 41 seconds West along said North line 75.0 feet to the Northwest corner of Lot 2; thence South 00 degrees 01 minutes 19 seconds West along the West line of Lot 2 aforesaid 175.0 feet to the Northwest corner of Lot 1; thence South 89 degrees 58 minutes 41 seconds East along said North line 75.0 feet to the point of beginning, in Cook County, Illinois.

Also

That part of Lot 2 in Prairie Place Townhomes Subdivision, together with part of the former lands of the Illinois central railroad in the Northwest fractional quarter of Section 22, Township 39 North, Range 14, East of the third principal meridian, described as follows: Commencing at the Northeast corner of Lot 1 in Prairie Place Townhomes Subdivision' aforesaid; thence South 00 degrees 01 minutes 19 seconds West 68.0 feet along the East line of said Lot 1; thence South 89 degrees 58 minutes 41 seconds East 102.21 feet to the point of beginning; thence continuing South 89 degrees 58 minutes 41 seconds East 101.21 feet; thence North 00 degrees 12 minutes 58 seconds west 24.18 feet; thence Northwesterly 99.92 feet along the arc of a circle convex Northeasterly and having a radius of 1,400.69 feet (the chord of said arc bearing North 02 degrees 15 minutes 36 seconds east 99.90 feet); thence north 89 degrees 58 minutes 41 seconds west 97.13 feet; thence south 00 degrees 01 minutes 19 seconds west 124.00 feet to the point of beginning, in Cook County Illinois.

Also

UNOFFICIAL COPY

The East 122.07 feet of the West 197.07 feet of the North 119.0 feet of Lot 2 in Prairie Place Townhomes Subdivision in the Northwest fractional quarter of Section 22, Township 39 North, Range 14, East of the third principal meridian, in Cook County, Illinois.

Also

That part of Lot 2 in Prairie Place Townhomes Subdivision together with that part of the former lands of the Illinois central railroad in the Northwest fractional quarter of Section 22, Township 39 North, Range 14, East of the principal meridian, described as follows: Commencing at the Northwest corner of said Lot 2; thence South 89 degrees 58 minutes 41 seconds East 197.07 feet along the North line of said Lot 2 to the point of beginning; thence continuing South 89 degrees 58 minutes 41 seconds East 64.48 feet; thence South 06 degrees 22 minutes 54 seconds East 68.86 feet; thence Southeasterly 50.80 feet along the arc of a circle convex Northeasterly and having a radius of 1,400.69 feet (the chord of said arc bearing South 05 degrees 20 minutes 33 seconds east 50.80 feet); thence North 89 degrees 58 minutes 41 seconds West 77.27 feet; thence North 00 degrees 01 minutes 19 seconds East 119.00 feet to the point of beginning, in Cook County, Illinois.

Also

Lot 1 in Prairie Place Townhomes Subdivision, being a subdivision in the Northwest fractional quarter of Section 22, Township, 39 North, Range 14, East of the third principal meridian, recorded March 3, 1995 as Document Number 95150205, in Cook County, Illinois.

Which plat of survey is attached as exhibit E to the declaration of condominium recorded April 29, 1996 in the office of the recorder of deeds of Cook County, Illinois, as Document Number 96318235, as amended by the correction to declaration recorded in the recorder's office on May 21, 1996 as Document Number 96385673 and amended by the first amendment recorded in the recorder's office on November 25, 1996 as Document Number 96895524, as amended by the second amendment recorded in the recorder's Office on December 1, 1997 as Document Number 97895567, as amended by the third amendment recorded in the recorder's office on January 29, 1998 as Document number 98078464, as amended by the fourth amendment recorded in the recorder's office on June 23, 1998 as Document Number 98536091, as amended from time to time; together with its undivided percentage interest in said parcel and all the property and space comprising all the units thereof as defined and set forth in said declaration and survey.

Parcel 2:

Non-exclusive easement for the benefit of parcel 1 for ingress and egress over, upon and across the easement parcel as created and set out in the grant of easement dated December 20, 1994 and recorded December 29, 1994 as document number 04080035.

Assessor's Parcel Number: 17-22-110-035-1014