

# UNOFFICIAL COPY



Doc#: 1029349085 Fee: \$54.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/20/2010 04:38 PM Pg: 1 of 10

Return To:

LSI  
700 Cherrington Pkwy  
Coraopolis, PA 15108

Prepared by  
Michelle Brenner  
LSI  
700 Cherrington Pkwy  
Coraopolis, PA 15108

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LSI # 9988491

## QUITCLAIM DEED

Grantor: Marissa J Grezlik  
Grantee: Matthew J Grezlik  
Parcel/ Tax ID # 14-21-107-027-1008

Property of Cook County Clerk's Office

10

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1

**Prepared by:**

Michelle Brenner  
 LSI Title Agency, Inc.  
 700 Cherrington Parkway  
 Coraopolis, PA 15108

**After Recording Mail To:**

LSI Title Agency, Inc.  
 700 Cherrington Parkway  
 Coraopolis, PA 15108  
 # 8906722

**Mail Tax Statement To:**

Matthew J. Grezlik  
 742 W. Addison St.  
 Chicago, IL 60613

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SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**QUIT CLAIM DEED**

The Grantor(s) Matthew J. Grezlik and Marissa J. Grezlik, formerly husband and wife, for GOOD AND VALUABLE CONSIDERATION, in hand paid, convey(s) and Quit Claim(s) to Matthew J. Grezlik, an unmarried man, whose address is 742 W. Addison St., Chicago, IL 60613, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

See attached Exhibit A for full legal description

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

PIN # 14-21-107-027-1008

Commonly known as: 742 W. Addison St., Chicago, IL 60613

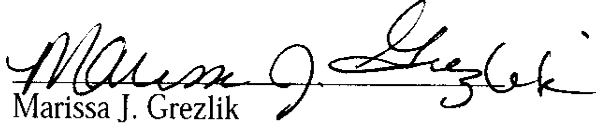
**Grantors were divorced pursuant to Judgment for Dissolution of Marriage, filed June 11, 2008, in Case # 08 D 5377, in the Circuit Court of cook county, Illinois, Domestic Relations Department.**

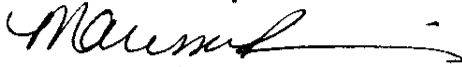
AND BEING the same property conveyed to the Grantor(s) herein by Deed recorded June 1, 2007, in Reception # 0715239045, among the Cook County Land Records.

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WITNESS the following signatures and seals:

Dated this 12 day of October, 2010.

  
Marissa J. Grezlik




STATE OF ILLINOIS )  
COUNTY OF \_\_\_\_\_ )

:ss.

I, THE UNDERSIGNED A Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Marissa J. Grezlik, 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 12 day of October, 2010.

  
-Notary Public

My Commission expires on 3/3/2013, 2013.

NOTARY STAMP/SEAL

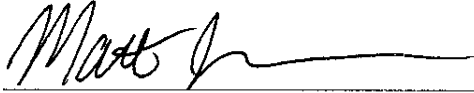
Robert C. Conlay, Notary Public  
State of Michigan, County of Saginaw  
My Commission Expires 3/3/2013  
Acting in the County of Saginaw

Property of Cook County Clerk's Office

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WITNESS the following signatures and seals:

Dated this 6<sup>th</sup> day of October, 20 10.



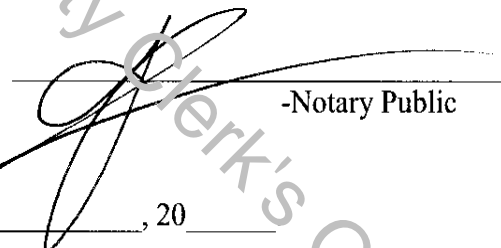
Matthew J. Grezlik

STATE OF ILLINOIS )

COUNTY OF Cook ) :ss.

I, THE UNDERSIGNED A Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Matthew J. Grezlik, 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.

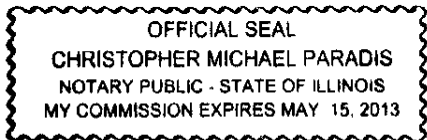
Given under my hand and notarial seal, this 6<sup>th</sup> day of October, 20 10.

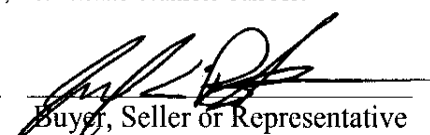


-Notary Public

My Commission expires on May 15, 2013, 20 13

### NOTARY STAMP/SEAL



AFFIX TRANSFER TAX STAMP	
OR	
"Exempt under provisions of Paragraph <u>e</u> "	
Section 31-45; Real Estate Transfer Tax Act	
<u>10/18/10</u>	
Date	Buyer, Seller or Representative

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Order No.: **9988491**  
Loan No.: 0268317948

## Exhibit A

The following described property:

Unit: 742-2-S (the "Unit") in the 740-50 W. Addison Condominium, and its undivided percentage ownership interest in the following described real estate:

Parcel 1:

The West 25 feet of Lot 14 in Subdivision of Block 9 in Hundley's Subdivision of Lots 3 to 21 and Lots 33 to 37 in Pine Grove, being a part of the West 1/2 of Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois;

Parcel 2:

The East 85 feet of Lots 1, 2, and 3 in Subdivision of Lots 15, 16 and 17 of Block 9 of Hundley's Subdivision of Lots 3 to 21 and Lots 33 to 37 in Pine Grove, being a part of the West 1/2 Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,

Together with a percentage of the Common Elements appurtenant to the Unit as set forth in the Declaration of Condominium dated as of June 28, 2005 (the "Declaration") recorded July 15, 2005 as Document 0519632057, as amended from time to time, which percentage shall automatically change in accordance with Amended Declarations as they are filed of record pursuant to the Declaration, and together with additional Common Elements as such Amended Declarations are filed of record, in the percentages set forth in such Amended Declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each such Amended Declaration as though conveyed hereby.

Assessor's Parcel No: 14-21-107-027-1008

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS            }  
   }  
 COUNTY OF Cook           } SS.

Matthew J. Grezlik, being duly sworn on oath, states that he resides at 742 W. Addison St., Chicago, IL 60613. 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 and 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. 85-318, 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.

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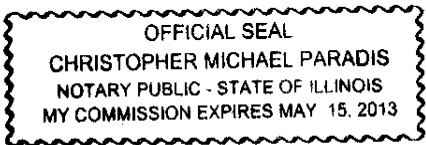
  
 Matthew J. Grezlik

SUBSCRIBED and SWORN to before me

This 6<sup>th</sup> day of October, 2010

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*(Handwritten signature)*



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## INDEMNITY AFFIDAVIT FOR QUIT CLAIM DEED

PROPERTY ADDRESS: 742 W Addison Street Chicago IL 60613

In Deed Dated: May 18, 2007 and Recorded June 28, 2007

LSI #8906722

CONVEYOR: Marissa J. Grezlik

EX-SPOUSE: Matthew J. Grezlik

STATE OF Illinois : ss

COUNTY OF Cook :ss

BEFORE ME, the undersigned officer, personally appeared CONVEYOR who, being duly sworn according to law, and intending to be legally bound, deposes and says that:

\_\_\_\_\_ They were an owner of the above listed premises by virtue of a deed recorded June 28, 2007.

\_\_\_\_\_ CONVEYOR certifies that they were married to EX-SPOUSE on March 11, 2006 and that their divorce was made final on June 11, 2008. The divorce proceedings were held in Cook County, State of Illinois and that the sole claim to the property for any sum of money for the interest of CONVEYOR was or will ever be asserted is the amount of \$0.00, which will be received and paid in full at closing in exchange for a Quit Claim Deed.

\_\_\_\_\_ CONVEYOR is aware of the fact that EX-SPOUSE is refinancing the property described above, and will be the sole title owner of said real property by virtue of the quitclaim deed CONVEYOR signed on \_\_\_\_\_.

\_\_\_\_\_ CONVEYOR certifies that none of the undersigned's funds are being used in the Transfer and refinance of this property, and that CONVEYOR's current address is \_\_\_\_\_, and has been since \_\_\_\_\_ and has not resided at the PROPERTY ADDRESS since \_\_\_\_\_ and makes and will make no homestead or other claim to the PROPERTY ADDRESS.

\_\_\_\_\_ CONVEYOR certifies that they will have no titled ownership interest whatsoever in the property and that any interest they do or may have had in the property by virtue of their marriage to EX-SPOUSE is released by virtue of the deed executed to EX-SPOUSE.

\_\_\_\_\_ CONVEYOR certifies any amounts that could ever be asserted by virtue of claims due to the marriage, common law or statutory rights have been fully paid and no obligations are due from my EX-SPOUSE and all such rights are hereby waived and relinquished.

\_\_\_\_\_ CONVEYOR certifies that they are aware that in consideration of this transaction/ refinance that National Title Insurance of New York Insurance Co./LSI, a Lender Processing Services Company will issue a

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Title Insurance Policy, and is relying on this affidavit to issue title insurance policy (ies) without an exception for claims by CONVEYOR for any amounts or claims, legal or equitable against this property.


\_\_\_\_ CONVEYOR further certifies that they have reviewed the commitment and that they have not engaged in any acts since the effective date of the commitment prepared by National Title Insurance of New York Insurance Co./LSI, a Lender Processing Services Company that would alter the state of title or cause a lien to attach to the property, and will not engage in any such acts in the future.

\_\_\_\_ CONVEYOR further certifies that they are aware that this affidavit may be recorded in the public records of Snyder County, Pennsylvania

\_\_\_\_ CONVEYOR make this Affidavit for the purpose of inducing National Title Insurance of New York Insurance Co./LSI, a Lender Processing Services Company, to hold settlement for the transfer and/or mortgage of said premises, and to issue a title insurance policy, and to make disbursement of funds arising out of said transaction.

\_\_\_\_ CONVEYOR is aware that this affidavit is also being made for the purpose of inducing National Title Insurance of New York Insurance Co./LSI, a Lender Processing Services Company to issue its title insurance policy in this transaction, and should any fact or representation fail to be true in any respect, they agree to indemnify and to hold harmless National Title Insurance of New York Insurance Co./LSI, a Lender Processing Services Company from any claims, expenses or costs, including attorney's fees, incurred by National Title Insurance of New York Insurance Co./LSI, a Lender Processing Services Company.

Intending to be bound, I have signed this 6<sup>th</sup> day of October, 2010

 (SEAL)  
CONVEYOR - ~~Donna M. Landolt~~ Matthew J. Grezlik

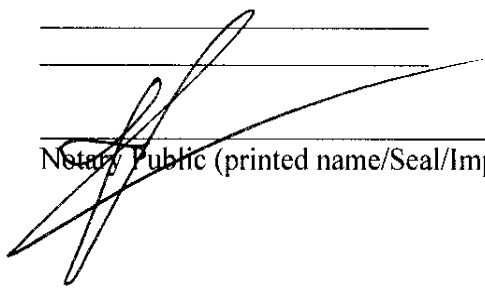
Printed name of witness \_\_\_\_\_

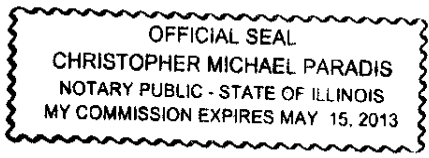
printed name of witness \_\_\_\_\_

State of Illinois  
County of Cook

On this, the 6<sup>th</sup> day of October, 2010, before me Chris Paradis, the undersigned officer, personally appeared CONVEYOR- ~~Donna M. Landolt~~ Matthew J. Grezlik, known to me (or satisfactorily proven) to be the person whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

  
Notary Public (printed name/Seal/Imprint)





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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.

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 October 6, 2010.

Signature: \_\_\_\_\_  
Marissa J. Grezlik

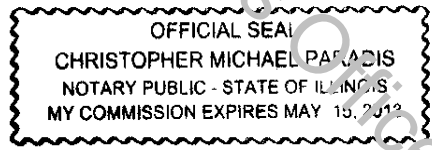
Signature: Matthew J. Grezlik  
Matthew J. Grezlik

Subscribed and sworn to before me by the said, Marissa J. Grezlik, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public: \_\_\_\_\_

Subscribed and sworn to before me by the said, Matthew J. Grezlik, this 6<sup>th</sup> day of October, 2010.

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 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.)

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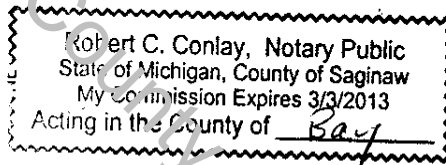
Dated 12, October, 2010.

Signature: Marissa J. Grezlik  
Marissa J. Grezlik

Signature: \_\_\_\_\_  
Matthew J. Grezlik

Subscribed and sworn to before me by the said, Marissa J. Grezlik, this 12 day of October, 2010.

Notary Public: Robert C. Conlay



Subscribed and sworn to before me by the said, Matthew J. Grezlik, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

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 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.)