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Quit Claim Deed



ILLINOIS

Doc#: 1129955027 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/26/2011 08:25 AM Pg: 1 of 5

Above Space

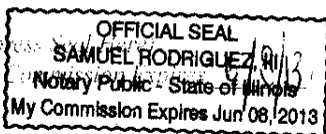
THE GRANTOR Carol A. Patrone, a single woman of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and QUIT CLAIMS(s) to) Carol Ann Patrone, as Trustee of the Carol Ann Patrone Living Trust dated October 10, 2001 of 3602 North Pine Grove Avenue, Chicago, IL 60613 the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: *(See Page 2 for Legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2009 and subsequent years; Covenants, conditions and restrictions of record, if any;
Permanent Real Estate Index Number(s): 14-31-109-017-1013
Address(es) of Real Estate: 3602 North Pine Grove Avenue, Chicago, IL 60613

The date of this deed of conveyance is June 20, 2010.

Carol Ann Patrone
Carol Ann Patrone

State of Illinois, County of Cook vs. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Carol A. Patrone personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/hers(their) 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 official seal this 20 day of June, 2010.

Samuel Rodriguez
Notary Public

5

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LEGAL DESCRIPTION

For the premises commonly known as: 3602 North Pine Avenue, Chicago, IL 60613

See attached exhibit A.

THIS DEED IS EXEMPT UNDER PROVISIONS OF PARAGRAPH 200, SECTION 31-45 OF THE PROPERTY TAX CODE.

DATE: *6-20-11*

AUTHORIZED REPRESENTATIVE: *Carla Clorn*

Property of Cook County Clerk's Office

This instrument was prepared by: Michael A. Angileri, Esq. 6900 S. Main St., Suite 210 Downers Grove, IL 60516	Send subsequent tax bills to: Carol A. Patrone 3602 North Pine Grove Avenue Chicago, IL 60613	Recorder-mail recorded document to: Carol A. Patrone 3602 North Pine Grove Avenue Chicago, IL 60613
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Exhibit "A" Legal Description

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN COOK COUNTY, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS THE EASTERLY 150 FEET OF LOT 7 IN BLOCK 8 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21, INCLUSIVE AND LOTS 33 TO 37, INCLUSIVE, IN PINE GROVE SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25506669, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

BY FEE SIMPLE DEED FROM CAROL ANN PATRONE AS TRUSTEE OF THE CAROL ANN PATRONE LIVING TRUST DATED OCTOBER 10, 2001 AS SET FORTH IN DOC # 1007135016 DATED 02/23/2010 AND RECORDED 03/12/2010, COOK COUNTY RECORDS, STATE OF ILLINOIS.

Tax ID: 14-21-109-017-1013

Office of Cook County Clerk's Office

UNOFFICIAL COPY



EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY ILLINOIS

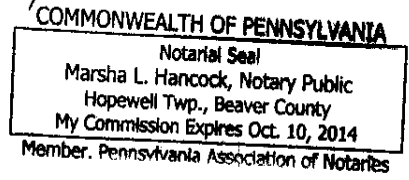
GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent Affirms that, to the best of his knowledge, the name of the Grantor 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 Aug 15, 20 11

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This 15 day of August, 20 11
Notary Public Marsha L. Hancock

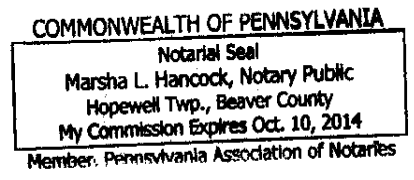


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Aug 15, 20 11

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This 15 day of August, 20 11
Notary Public Marsha L. Hancock



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 offences.

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PLAT ACT AFFIDAVIT

State of Illinois

County of Cook } SS.

Tommy Nizick being duly sworn on oath, states that Carol Ann Patrone resides at 3602 N. Pinegrove Ave 10 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 dedication of land for public use or instruments relating to the vacation of land impressed with a 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 state that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me

this 16th day of June, 2011
[Signature]

