



Doc#: 1216610003 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 06/14/2012 09:42 AM Pg: 1 of 5

After Recording Return to:  
AVENUE 365 LENDER SERVICES, LLC  
Attn: TRACY HAYES  
4000 CHEMICAL ROAD  
PLYMOUTH MEETING, PA 19462  
File No. AVE1114226

Name & Address of Taxpayer:  
ANDREW TOBIAS AND ELIZABETH TOBIAS  
2333 WEST STREET PAUL AVENUE APT 204  
CHICAGO, IL 60647

Tax ID No.:  
14 31 319 047 1019 AND 14-31-319-047-1114

QUIT CLAIM DEED

STATE OF ILLINOIS  
COUNTY OF COOK

THIS INDENTURE made and entered into on this 26 day of JANUARY, 2012, by and between ANDREW TOBIAS AND ELIZABETH TOBIAS, F/K/A ELIZABETH BERZAC, 2333 WEST STREET PAUL AVENUE APT 204, CHICAGO IL 60647 hereinafter referred to as Grantor(s) and ANDREW TOBIAS AND ELIZABETH TOBIAS, 2333 WEST STREET PAUL AVENUE APT 204, CHICAGO, IL 60647, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in COOK County, ILLINOIS:

SEE ATTACHED EXHIBIT "A"

Also known as: 2333 WEST STREET PAUL AVENUE APT 204, CHICAGO, IL 60647  
Property Tax ID No.: 14 31 319 047 1019 AND 14-31-319-047-1114  
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: INSTRUMENT NO. 912633054, Recorded: 05/06/2009

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in FEE SIMPLE.

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

AFFIX TRANSFER TAX STAMP  
OR

"Exempt under provisions of Paragraph e"  
Section 31-45, Real Estate Transfer Tax Act

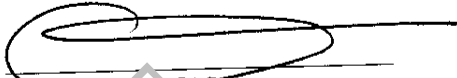
1/26/12 *[Signature]*  
Date Buyer, Seller or Representative


S Y  
P 5  
S N  
M N  
SC Y  
E Y  
INT 9

# UNOFFICIAL COPY

Assessor's parcel No. 14 31 319 047 1019 AND 14-31-319-047-1114

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

  
ANDREW TOBIAS

  
ELIZABETH TOBIAS, F/K/A  
ELIZABETH BERZAC

STATE OF IL  
COUNTY OF COOK

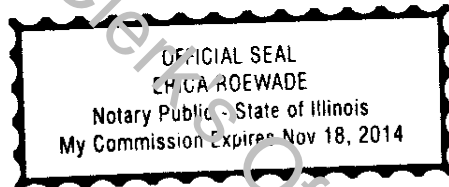
I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT ~~ELIZABETH TOBIAS F/K/A ELIZABETH BERZAC~~ is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

ANDREW TOBIAS

Given under my hand and notarial seal, this 26 day of JANUARY, 2012

  
Notary Public

My commission expires 11-18-14



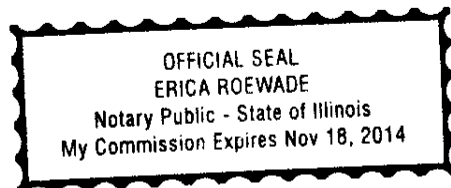
STATE OF IL  
COUNTY OF COOK

I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT ~~ELIZABETH TOBIAS F/K/A ELIZABETH BERZAC~~ is personally known to me to be the same person 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 said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 26 day of JANUARY, 2012

  
Notary Public

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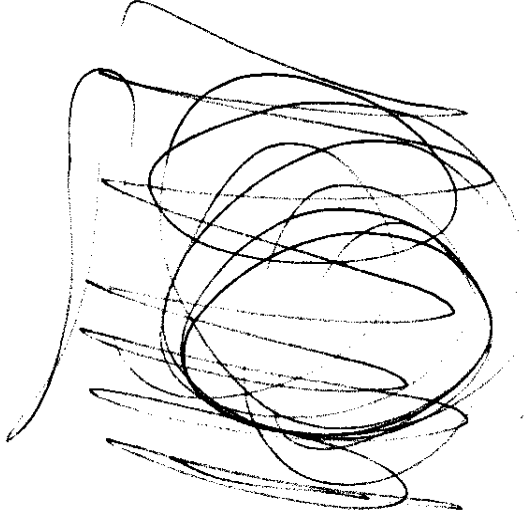


# UNOFFICIAL COPY

MUNICIPAL TRANSFER STAMP (If Required) COOK COUNTY/ILLINOIS TRANSFER STAMP

Name & Address of Preparer:

FRANK P. DEC. Esq.  
8940 Main Street  
Clarence, NY 14031



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

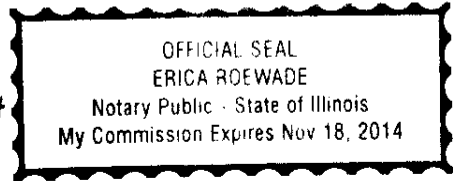
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

Dated JANUARY 26, 2012

Signature: [Signature]  
Grantor or Agent

[Signature]  
ER TO

Subscribed and sworn to before me  
ANDREW TOBIAS  
By the said ELIZABETH TOBIAS F/H/A ELIZABETH BERZAL  
This 26 day of JANUARY, 2012  
Notary Public [Signature]



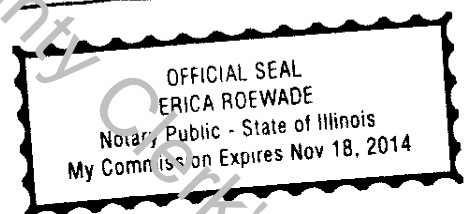
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 JANUARY 26, 2012

Signature: [Signature]  
Grantee or Agent

[Signature]  
ER TO

Subscribed and sworn to before me  
ANDREW TOBIAS  
By the said ELIZABETH TOBIAS  
This 26 day of JANUARY, 2012  
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.)

# UNOFFICIAL COPY

EXHIBIT A  
LEGAL DESCRIPTION

ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT:

UNIT 204 AND P-32 IN THE ST. PAUL LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

CERTAIN LOTS AND PORTIONS OF CERTAIN LOTS IN ISHAM'S RESUBDIVISION OF PART OF BLOCKS 3, 4, AND 5 IN ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 LYING SOUTHWEST OF MILWAUKEE AVENUE OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 18, 1997 AS DOCUMENT NUMBER 97434568 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

BEING THE SAME PREMISES CONVEYED UNTO ANDREW TOBIAS AND ELIZABETH BERZAC, AS JOINT TENANTS, BY VIRTUE OF DEED FROM JAMES M. KRUEGER AND COURTNEY D. KRUEGER, HUSBAND AND WIFE DATED APRIL 23, 2009, RECORDED MAY 6, 2009 IN INSTRUMENT NO. 912633054, COOK COUNTY, IL.

PARCEL ID: 14-31-319-047-1019 & 4-31-319-047-1114

PROPERTY COMMONLY KNOWN AS: 2333 WEST STREET PAUL AVENUE APT 204, CHICAGO, IL 60647

Property of Cook County Clerk's Office