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**QUIT CLAIM DEED
Statutory (ILLINOIS)
(Individual to Individual)**

Doc#: 1228519032 Fee: \$80.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/11/2012 09:55 AM Pg: 1 of 7

This document was prepared by:

The Law Offices of Dean S. Dussias
19 N. Green St.
Chicago, Illinois 60607

NationalLink
300 Corporate Center Dr.
Suite 300
Moon Township, PA 15108

Return to:

~~After recording return to:
Send future tax bills to:~~

~~Ian Kelly
4553 North Magnolia #303
Chicago, Illinois 60640~~

THE GRANTORS, IAN KELLY, of the County of Cook, State of Illinois, and **KRISTINA PECORA KELLY**, of the County of Cook, State of Illinois, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, hereby **CONVEYS** and **QUIT CLAIMS** unto **THE GRANTEE, IAN KELLY**, of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1:

Unit 303 in the Magnolia Gardens Condominiums as depicted on the plat of survey of the following described real estate:

A part of Lots 46, 47 and 48 in Sheridan Drive Subdivision, being a subdivision of the North ¼ of the East ½ of the Northwest ¼ of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, together with part of the West ½ of said Northwest ¼ which lies North of South 800 feet thereof and East of the Green Bay Road, in Cook County, Illinois.

Which plat of survey is attached as Exhibit "B" to the Declaration of Condominium Ownership, recorded, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0402119155, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the Parking Space Number P-23, a limited common element ("LCE"), as delineated on the plat of survey, and the rights and easements for the benefit of Unit 303, as set forth in the Declaration of Condominium; the grantor reserves to itself, its successors and assigns, the rights and easements as set forth in the declaration for the remaining land describes therein.

Parcel 3:

The exclusive right to the Storage Room Number S-3C, a limited common element, as delineated on the plat of survey, and the rights and easements for the benefit of Unit 303, as set forth in the Declaration of Condominium; the grantor reserves to itself, its successors and assigns, the rights and easements as set forth in the declaration for the remaining land described therein.

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P 7
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together with the tenements and appurtenances thereunto belonging and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

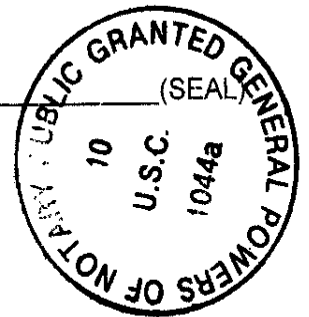
Permanent Real Estate Index Number: 14-17-118-032-1013

Address of Real Estate: 4553 North Magnolia, #303, Chicago, Illinois 60640

Dated this 15 day of March, 2011

Ian Kelly (SEAL)
Ian Kelly

Kristina Pecora Kelly (SEAL)
Kristina Pecora Kelly



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300 Corporate Center Dr.
Suite 300
Moon Township, PA 15108
310787

Property of Cook County Clerk's Office


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State of Illinois
County of Cook

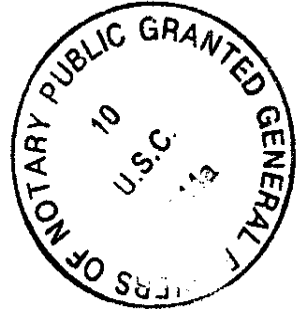
**WITH THE ARMED FORCES
AT TAEGSE, KOREA**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Kristina Pecora Kelly**, 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 the said instrument as her 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 15 day of March, 2011


Notary Public Jean Corra

DEPARTMENT OF THE ARMY
100TH ESC, UNIT #15015
PO BOX 100-15015
APO AP 96216-5015

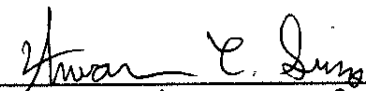


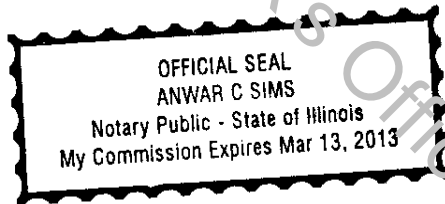
**AUTHORITY: 10 U.S.C 923 & 1044a
Commission Indefinite Until
Retirement or Resignation**

State of Illinois)
County of Cook) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Ian Kelly**, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

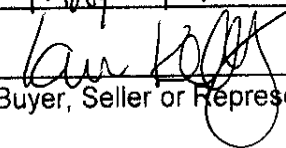
Given under my hand and official seal, this 14th day of May, 2011 ²⁰¹² A.S.


Notary Public Anwar C Sims



**EXEMPT UNDER THE PROVISIONS OF
PARAGRAPH E, SECTION 4, REAL ESTATE
TRANSFER TAX ACT.**

Date: May 14, 2011 ²⁰¹¹ ITK

Sign: 
Buyer, Seller or Representative

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Exhibit "A" Legal Description

All that certain condominium situate in the County of Cook, State of Illinois, described as follows:

PARCEL 1: UNIT 303 IN THE MAGNOLIA GARDENS CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: A PART OF LOTS 46, 47 AND 48 IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF THE WEST 1/2 OF SAID NORTHWEST 1/4 WHICH LIES NORTH OF THE SOUTH 800 FEET THEREOF AND EAST OF THE GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0402119155 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE PARKING SPACE NUMBER P-23, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 303, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE STORAGE ROOM NUMBER S-3C, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 303, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

Being known as:

4553 N. MAGNOLIA AVENUE
CHICAGO, IL 60640

Tax ID: 14-17-118-032-1013

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STATEMENT OF GRANTOR/GRANTEE

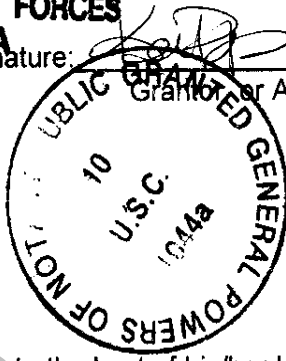
AUTOMATICALLY 10 U.S.C 936 & 1044a
Commission Indefinite Until
Resignment or Resignation

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.

**WITH THE ARMED FORCES
AT TAEGU, KOREA**

Date 15 March 2011 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before
Me by the said Kristina P. Kelly
this 15 day of March, 2011.
Notary Public [Signature]
Fern Garcia

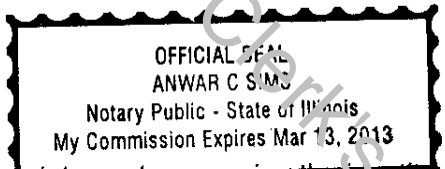


DEPARTMENT OF THE ARMY
1044a, UNIT 1
ATTN: EANO-5A-LAO
APO AP 96218-5015

The grantee 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.

Date 5/14/12 ^{A.S.} 2011 Signature: [Signature]
Grantee, or Agent

Subscribed and sworn to before
Me by the said Jan Kelly A.S.
this 14 day of May, 2011 ²⁰¹²
Notary Public [Signature]
Yvonne C. Sim



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.

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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 May 14th, 20 12

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Jan Kelly
This 14th day of May, 20 12
Notary Public [Signature]

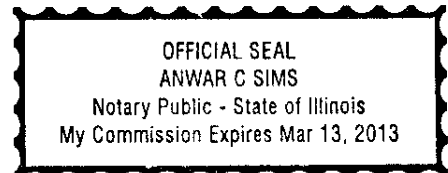


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 May 14th, 20 12

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Jan Kelly
This 14th day of May, 20 12
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 offences.

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PLAT ACT AFFIDAVIT

State of Illinois

County of Cook } SS.

IAN KELLY being duly sworn on oath, states that HE resides at 9553 N. Magnolia Ave. 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. 80-18, 1 eff. October 1, 1977.

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

Affiant further state that 1 makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Ian Kelly

SUBSCRIBED and SWORN to before me

this 14th day of May, 2012.
Anwar C Sims
Anwar C Sims

