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Doc#: 1230510096 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/31/2012 03:13 PM Pg: 1 of 6

When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

File No. T011-054321

Name & Address of Taxpayer:
THOMAS E. KING AND TIFFANY C. KING
2428 WEST AUGUSTA BOULEVARD, UNIT 2
CHICAGO, IL 60622

Tax ID No.:
16-01-415-054-1002

T11-054321 2134 QUIT CLAIM DEED Record 1st
77518630-01

STATE OF ILLINOIS
COUNTY OF COOK

THIS INDENTURE made and entered into on this 27th day of January, 2012, by and between THOMAS E. KING, 2428 WEST AUGUSTA BOULEVARD, UNIT 2, CHICAGO, IL 60622 hereinafter referred to as Grantor(s) and THOMAS E. KING AND TIFFANY C. KING, HUSBAND AND WIFE, AS JOINT TENANTS, 2428 WEST AUGUSTA BOULEVARD, UNIT 2, CHICAGO, IL 60622, 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: 2428 WEST AUGUSTA BOULEVARD, UNIT 2, CHICAGO, IL 60622
Property Tax ID No.: 16-01-415-054-1002
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 0714142026. Recorded: 05/21/2007

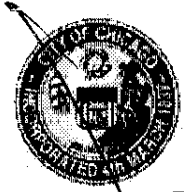
TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in FEE 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 c"
Section 31-45; Real Estate Transfer Tax Act

1/30/12 Paula Hendey
Date Buyer, Seller or Representative

City of Chicago
Dept. of Finance
631323



Real Estate
Transfer
Stamp
\$0.00

10/31/2012 14:49
dr00111

Batch 5,483,349

S Y
P 6
S N
M _____
SC Y
E _____
INT ab

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Assessor's parcel No. 16-01-415-054-1002

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

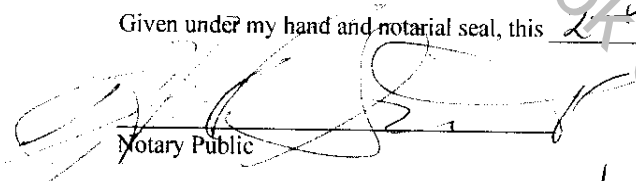


THOMAS E. KING

STATE OF Illinois
COUNTY OF Will

I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT Thomas E. King 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 27th day of January, 2012



Notary Public

My commission expires 6/28/2014



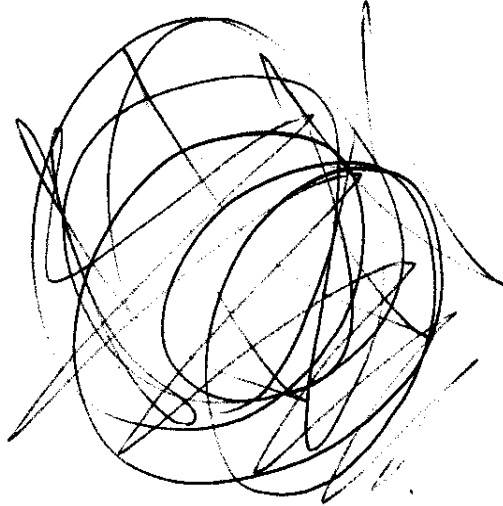
Cook County Clerk's Office

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

Name & Address of Preparer:

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



Property of Cook County Clerk's Office

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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.

Dated January 27, 2012

Signature: _____
Grantor or Agent

Subscribed and sworn to before me

By the said Thomas E. King
This 27th day of January, 2012
Notary Public _____

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 27, 2012

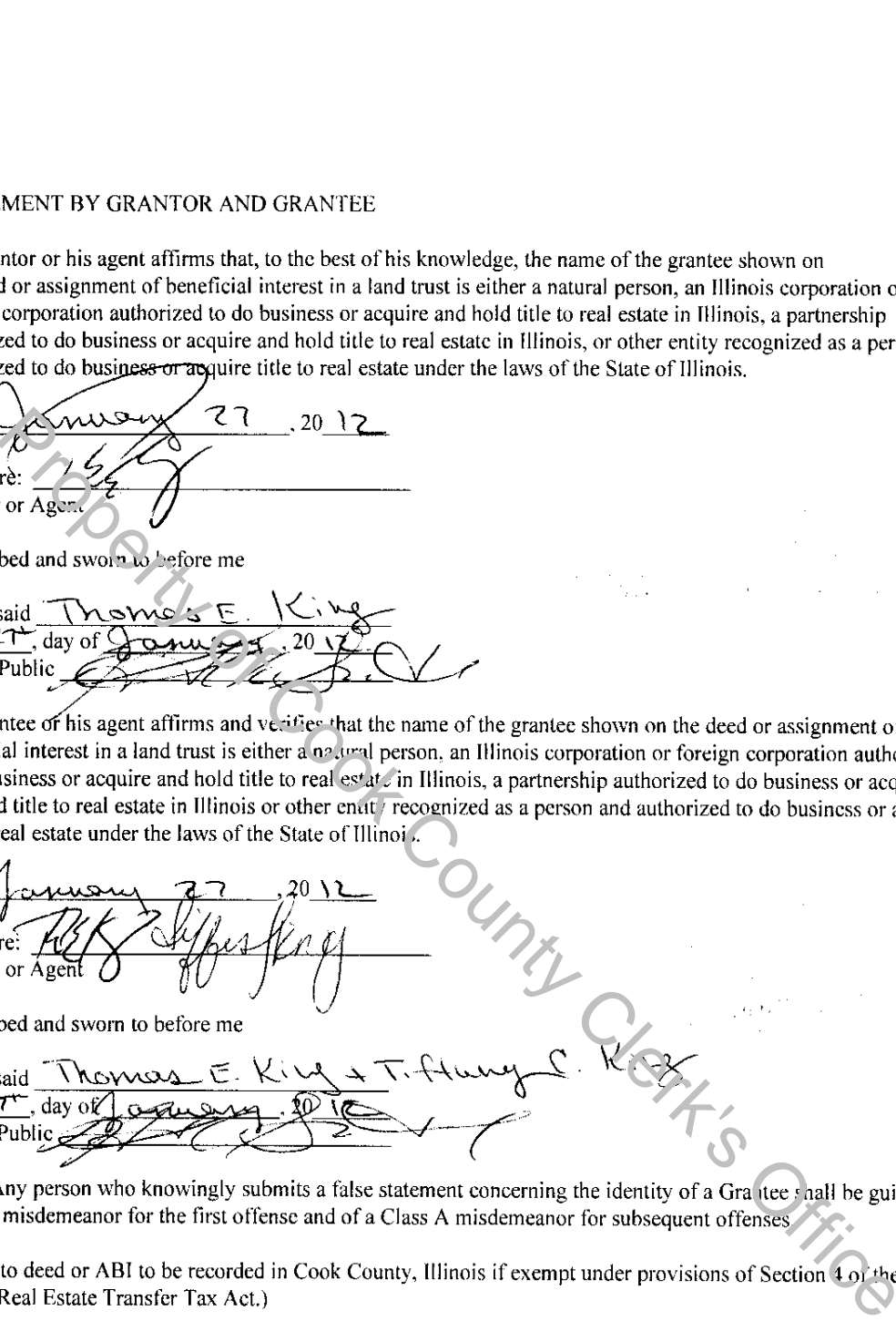
Signature: _____
Grantee or Agent

Subscribed and sworn to before me

By the said Thomas E. King + T. Hung C. King
This 27th day of January, 2012
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 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.)



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EXHIBIT A
LEGAL DESCRIPTION

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

PARCEL 1:

UNIT 2 IN THE 2428 WEST AUGUSTA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 37 IN BLOCK 2 IN CHARLES COUNSELMANS SUBDIVISION OF THE SOUTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT #0708615096; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE TO THE USE OF PARKING SPACE (P-2) AND STORAGE SPACE S-2, A LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT #0708615096.

SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO:

(I) COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, INCLUDING THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND BY-LAWS FOR THE CONDOMINIUM ASSOCIATION, AS AMENDED FROM TIME TO TIME;

(II) ANY UTILITY EASEMENTS OF RECORD;

(III) ZONING AND BUILDING LAWS AND ORDINANCES;

(IV) PARTY WALLS, IF ANY;

(V) ROADS AND HIGHWAYS, IF ANY;

(VI) ACTS DONE OR SUFFERED BY PURCHASER. AND

(VII) SELLERS RIGHT TO ENTER THE CONDOMINIUM TO COMPLETE CONSTRUCTION.

TAX MAP OR PARCEL ID NO.: 16-01-415-054-1002

PROPERTY COMMONLY KNOWN AS: 2428 WEST AUGUSTA BOULEVARD, UNIT 2, CHICAGO, IL. 60622



+U02429788+

2134 2/1/2012 77518630/1

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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Will

Thomas E + Tiffany C King, being duly sworn on oath, states that they resides at 12900 Rochfish Lane Plainfield, IL 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. 80-119, 1 eff. October 1, 1977.

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

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

[Signature]

SUBSCRIBED and SWORN to before me

this 27th day of January, 2012.

[Signature]

