

# UNOFFICIAL COPY

## Quit Claim Deed

THIS INDENTURE, made this 18<sup>th</sup> Day of February, 2013, Jeffrey L. Kressmann and Andrea H. Kressmann, Husband and Wife of 2452 N. Kedzie Ave Unit 3 Chicago, IL 60647 between Grantee(s): Witnesseth, that the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, do hereby **Convey and Quitclaim** unto the Grantee(s), Jeffrey L. Kressmann and Andrea H. Kressmann, Husband and Wife and Seth Kressmann A Single Person, as Joint Tenants with Rights of Survivorship, the following described real estate situated in Cook County, Illinois, to wit:

### See Attached Legal Description

Permanent Index Number: 13-26-429-041-1003  
 Address of Grantees and Commonly Known As:  
 Unit 3, 2452 North Kedzie , Chicago IL 60647

Subject to:

- (a) General real estate taxes not due and payable at time of closing;
- (b) Covenants, conditions and restrictions of record;
- (c) Building lines and easements, if any

Together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Dated this 18 Day of February, 2013

Dated this 18<sup>th</sup> Day of February 2013

  
 Jeffrey L. Kressmann

  
 Andrea H. Kressmann

Exempt Under Provisions of Paragraph "E"  
 Section 4. Real Estate Transfer Act.  
 Date: 2/18/13  
  
 Signature of Buyer, Seller or Representative

REAL ESTATE TRANSFER

02/22/2013



CHICAGO:	\$0.00
CTA:	\$0.00
<b>TOTAL:</b>	<b>\$0.00</b>

13-26-429-041-1003 | 20130201604249 | AY55A3



Doc#: 1305344047 Fee: \$44.00  
 Karen A. Yarbrough RHSP Fee: \$10.00  
 Cook County Recorder of Deeds  
 Date: 02/22/2013 02:57 PM Pg: 1 of 4



This instrument was prepared by: Richard Shopiro, Sulzer & Shopiro, Ltd. 111 West Washington Suite 855 Chicago, IL 60602

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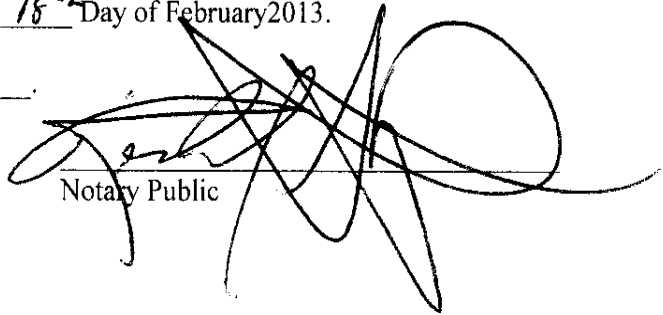
State of Illinois )

County of LAKE )



I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Jeffrey L. Kressmann and Andrea H. Kressmann, Husband and Wide are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 18<sup>th</sup> Day of February 2013.

My Commission expires 11/2/16.

  
Notary Public



<b>REAL ESTATE TRANSFER</b>		02/22/2013
	<b>COOK</b>	\$0.00
	<b>ILLINOIS:</b>	\$0.00
<b>TOTAL:</b>		\$0.00
13-26-429-04   003   20130201604249   E1/EKS		

MAIL TO: Richard Shopiro, Sulzer & Shopiro, 111 West Washington Suite 855  
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO: Mr. J. Kressmann 2452 N. Kedzie Avenue  
Unit 3 Chicago, IL 60647

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## LEGAL DESCRIPTION

UNIT NUMBER 2452-3 IN THE ELIZABETH MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 AND 2 IN BLOCK 7 IN SUBDIVISION OF 39 ACRES ON THE EAST SIDE OF THE EAST  $\frac{1}{2}$  OF THE SOUTH EAST  $\frac{1}{4}$  OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0625610044; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

Proprietary of Cook County Clerk's Office

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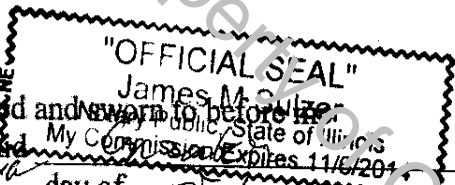
## STATEMENT BY GRANTOR AND GRANTEE

The **Grantor** or his agent affirms that, to the best of his knowledge, the name of the **Grantee** shown on the Deed of Assignment of Beneficial Interest in 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 2/18/13, 2013

Signature: \_\_\_\_\_

*[Handwritten Signature]*  
Grantor or Agent



Subscribed and sworn to before me  
By the said Carzadek  
This 18<sup>th</sup> day of Feb, 2013.  
Notary Public James M. Sulzer

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.

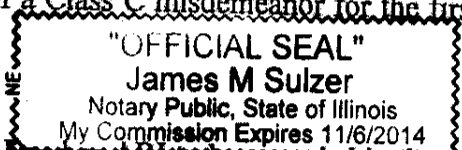
Date 2/18/13, 2013

Signature: \_\_\_\_\_

*[Handwritten Signature]*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Carzadek  
This 18<sup>th</sup> day of Feb, 2013.  
Notary Public James M. Sulzer

**Note:** Any person who knowingly submits a false statement concerning the identity of **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.)