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Doc#: 1407954050 fee: \$62.00
Date: 03/20/2014 12:25 PM Pg: 1 of 8
Cook County Recorder of Deeds
*RHSP:\$9.00 RPRF:\$1.00 FEES Applied

RELEASE DEED
Individual

Return To:
First American
1100 Superior Ave
Cleveland, OH 44114

(above space for Recorder's use only)

KNOW ALL MEN BY THESE PRESENTS, THAT **Joseph B. Spencer**, an individual, in consideration of the sum of Ten and no/100ths (\$10.00) Dollars and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, does hereby remise, release, convey, and quit-claim unto **Adam Kern and Theresa Kern**, all the right, title, interest, claim or demand whatsoever I may have acquired in, through, or by a certain Second Mortgage dated the 28th day of September 2004 and recorded as Document No. 0428905057 in the Recorder's Office of Cook County, to the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 8, in Block 5 in Albert Crane's Subdivision of the South $\frac{1}{4}$ of the West $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 28, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 17-28-327-023-0000 Vol. 515

Property Address: 3018 S. Union Avenue, Chicago, IL 60610

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHOULD BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE WAS RECORDED.

DATED: 11-14-13

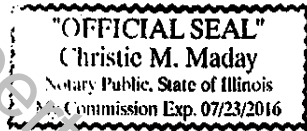
Joseph B. Spencer



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STATE OF ILLINOIS, COUNTY OF Kendall ss, I, the undersigned, a Notary Public in and for said county, in the state aforesaid, DO HEREBY CERTIFY that Joseph B. Spencer, personally known to me to be the same person 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 homestead.

Impress
Seal
Here



Given under my hand and official seal, this 14th day of November, 2013.

Commission expires 7/23/16

Christie M. Maday
Notary Public
Christie M. maday

This instrument prepared by: Joseph A. Riccelli, Esq., 617 E. Illinois Street, Wheaton, IL 60187

After recording, please mail to:

Adam and Theresa Kern
6508 W. 126th Place
Palos Heights, IL 60463



CITY OF CHICAGO DEPARTMENT OF REVENUE
UNOFFICIAL COPY
REAL PROPERTY TRANSFER TAX DECLARATION
FORM - 7551

STATUS []
For office use only

Richard M. Daley
Mayor

Note: this form must be filled out completely for ALL real estate transfers, including transfers for which an exemption is claimed (see Municipal Code 3-33-070). If any information is omitted, this declaration form will be deemed incomplete and you may be assessed penalties and interest. Please use black or blue ink. You must complete all pages of this form.

Section 1. General Information about Property

Street Number **3 0 1 8** Direction

Street Name **S. UNION AVE**

Unit/Apt # Zip Code **6 0 6 1 0**

PIN **1 7 2 8 3 2 7 0 2 3 0 0 0 0**

PIN

PIN

Check here if an exempt transfer

Check here if in central business district (the area bounded by Lake Shore Drive, Halsted Street, Roosevelt Road, and Armitage Avenue).

Type of property (check appropriate box below)

- 1. Detached single family residence
- 2. Condominium or Co-op
- 3. Townhome
- 4. Multi-unit residential building
- 5. Mixed use (residential and commercial)
- 6. Commercial
- 7. Industrial
- 8. Vacant Land
- 9. Other (you must attach a description)

Indicate number of residential units, if any:

Section 2. Interest Transferred (check appropriate box below)

- 1. Fee title
- 2. Beneficial interest in a land trust
- 3. "Lessee interest in a ground lease"
- 4. "Controlling interest" in a "real estate entity"
- 5. Interest in a real estate co-op
- 6. Other (you must attach a description)

See Municipal Code 3-33-020 for definitions.

For use by Cook County Recorder of Deeds

County document #

Date

ACCOUNT NUMBER

REVISION NUMBER

UNOFFICIAL COPY

1

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Section 3. Transfers exempt from tax (check appropriate box below)

- A. Transfer of real property made prior to January 1, 1974, where the deed was recorded after that date, or assignment of beneficial interest in real property dated prior to July 19, 1985, where the assignment was delivered on or after July 19, 1985.
- B. Transfer involving real property acquired by or from a governmental body; or acquired by a not-for-profit charitable, religious, or educational organization; or acquired by any international organization not subject to local taxes. (IRS notice granting 501(c)(3) exemption must be attached.)
- C. Transfer in which the deed, assignment or other instrument of transfer secures debt or other obligations.
- D. Transfer in which the deed, assignment or other instrument of transfer, without additional consideration, confirms, corrects, modifies, or supplements a deed, assignment, or other instrument of transfer previously recorded or delivered.
- E. Transfer in which the transfer price is less than \$500. You must explain (attach additional sheet if necessary).
- Transfer to trust by beneficiary (ies).
- Gift Other: _____
- F. Transfer in which the deed is a tax deed.
- G. Transfer in which the deed, assignment or other instrument of transfer releases property which secures debt or other obligations.
- H. Transfer in which the deed is a deed of partition. Note: If a party receives a share greater than its undivided interest in the real property, then it must pay tax on any consideration paid for the excess.
- I. Transfer between a subsidiary corporation and its parent or between subsidiary corporations of common parent pursuant to a plan of merger or consolidation or pursuant to an agreement providing for the sale of substantially all of the seller's assets.
- J. Transfer from a subsidiary corporation to its parent for no consideration other than the cancellation or surrender of the subsidiary's stock, or transfer from a parent corporation to its subsidiary for no consideration other than the issuance or delivery to the parent of the subsidiary's stock.
- K. Transfer made pursuant to a confirmed plan of reorganization as provided under section 1146 (c) of Chapter 11 of the U. S. Bankruptcy Code of 1978, as amended.
- Provide bankruptcy court docket number:
- State of Filing/Court District /
- L. Transfer of the title to, or beneficial interest in, real property used primarily for commercial or industrial purposes located in a city enterprise zone.
- Provide enterprise zone number:
- M. Transfer in which the deed is issued to the mortgagee or secured creditor pursuant to a mortgage foreclosure proceeding or pursuant to a transfer in lieu of foreclosure.
- N. Transfer in which the purchaser has completed the State of Illinois' Home Ownership Made Easy Program (HOME).

ACCOUNT NUMBER

REVISION NUMBER

1

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Section 4. Additional Transfer Information

1. Enter the earlier of (1) the date of delivery or (2) the date of recording of the instrument of transfer.

1 1 2 0 0 0

2. Does any part of the transfer price consist of consideration other than cash? If yes, attach separate sheet with description of consideration.

Yes No

3. Is any part of the transfer price contingent upon the occurrence of a future event or the attainment of future levels of financial performance? If yes, attach explanation.

Yes No

Section 5. Computation of tax stamps purchased (transfer price must be included on line 1, even if transfer is exempt; if exempt, do not compute beyond line 1). NOTE: With the exception of line 2, you must round to the nearest whole number for the following amounts.

1. Transfer price (note: transfer price includes consideration in any form, determined without any deduction for mortgages). (see Sec. 3-33-020(H)).

10.00

2. Divide line 1 by \$500.00 (note: you must round up to the nearest whole number)

3. Total value of tax stamps purchased (multiply line 2 by \$3.75)

.00

4. Interest (see Section 3-4-190)

.00

5. Penalty (see Sections 3-4-200 and 3-33-110)

.00

6. Total tax, penalty, and interest due (add lines 3, 4, and 5)

.00

7. Total tax, penalty, and interest paid

.00

Section 6. Title Company Information

Check this box if a title company is not utilized.

Title Company Name

FIRST AMERICAN TITLE

First Name

Last Name

Title Co. Representative

TAN

NGUYEN

Title Company Code # (applicable only if title company resells Chicago tax stamps)

ACCOUNT NUMBER

REVISION NUMBER

1

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Section 7. Attestation of Parties

Seller/Transferor Statement

Under penalty of perjury, I certify that I have examined this return and it is true, correct, and complete.

Name of Seller if individual

J O S E P H B S P E N C E R

Name of Seller if not individual (include trust name and number if trust)

[Empty grid for name of seller if not individual]

Mailing Address (after sale)

Daytime Phone Number

3 0 1 8 S . U N I O N A V E

3 1 2 3 2 0 1 1 0 0

City

State

Zip

C H I C A G O I L 6 0 6 1 0

Signature of Seller or Seller's agent (required)

Date

[Empty grid for signature]

[Empty grid for date]

Name of Individual Signing Seller/Transferor Statement (if not the seller)

[Empty grid for name of individual signing]

Title

[Empty grid for title]

Mailing Address

Daytime Phone Number

[Empty grid for mailing address]

[Empty grid for daytime phone number]

City

State

Zip

[Empty grid for city, state, and zip]

Business or Firm Name

[Empty grid for business or firm name]

Buyer/Transferee Statement

Under penalty of perjury, I certify that I have examined this return and it is true, correct, and complete.

Name of Buyer if individual

A D A M K E R N

Name of Buyer if not individual (include trust name and number if trust)

[Empty grid for name of buyer if not individual]

Mailing Address (after sale)

Daytime Phone Number

3 0 1 8 S . U N I O N A V E

3 1 2 3 2 0 1 1 0 0

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ACCOUNT NUMBER

REVISION NUMBER

[Empty box for Account Number]

1

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City

State

Zip

C H I C A G O I L 6 0 6 1 0

Signature of Buyer or Buyer's Agent (required)

Date

[Empty signature box]

[Empty date box]

Name of Individual Signing Buyer/Transferee Statement (if not the buyer)

T H E R E S A K E R N

Title

[Empty title box]

Mailing Address

Daytime Phone Number

3 0 1 8 S . U N I O N A V E

3 1 2 - 3 2 0 - 1 1 0 0

City

State

Zip

C H I C A G O I L 6 0 6 1 0

Business or Firm Name

[Empty business name box]

Section 8. Department Certifications

1. Building Registration Certificate. A certificate of registration issued by the Department of Buildings is required for buildings containing either 4 or more family units or sleeping accommodations for 10 or more persons (except if the building is a condominium or a co-op) (Municipal Code 13-10-070). The certificate may be obtained from the Department of Buildings in room 903 of City Hall. Check the applicable box:

- Registration certificate submitted
- Registration requirement is not applicable

2. Zoning Compliance Certificate. A certificate of zoning compliance is required for residential property zoned for, or occupied by, buildings having five or fewer units (except if the building is a condominium, a co-op, or a newly constructed dwelling sold to the initial occupant (Municipal Code 3-33-045)). The certificate may be obtained from the Department of Zoning in room 802 of City Hall. Check the applicable box:

- Zoning certificate submitted
- Zoning certificate is not required

3. Water Department Certification (available at 333 South State Street, Room L L 10) is required for ALL non-exempt real property transfers.

The Department of Water certifies that all water and sewer charges rendered up to

[Empty box for charges]

are paid in full for property located at

[Empty address box]

Account #

[Empty account number box]

Application #

[Empty application number box]

Certified by

[Empty certified by box]

Date

[Empty date box]

UNOFFICIAL COPY

ACCOUNT NUMBER

REVISION NUMBER

[Empty box for Account Number]

1 [Empty box for Revision Number]

For use by Department of Revenue

Section 9. Preparer Information (only preparer's name is required if other information about preparer is disclosed in Section 7 above.)

Name of Preparer

[Empty grid for Name of Preparer]

Business or Firm Name

[Empty grid for Business or Firm Name]

Mailing Address

[Empty grid for Mailing Address]

Daytime Phone Number

[Empty grid for Daytime Phone Number]

City

[Empty grid for City]

State

[Empty grid for State]

Zip Code

[Empty grid for Zip Code]

Date

[Empty grid for Date]

Section 10. Where to File This Form and Purchase Transfer Stamps

1. If the deed or other instrument of transfer is recorded, then file this form with the Cook County Recorder of Deeds, County Building, 118 North Clark Street, Room 112, Chicago, IL 60602.
2. If the deed or other instrument of transfer is not recorded, then file this form with the Chicago Department of Revenue, 121 North LaSalle Street, Room 107, Chicago, IL 60602.
3. Real Property Transfer Stamps may be purchased at the Chicago Department of Revenue, 121 North LaSalle Street, Room 107, Chicago, IL 60602.

Place water validation stamp below line

Effective date: 12/1/2001

For DOR Use Only

Postmark Date

[Empty box for Postmark Date]

Receipt Number

[Empty box for Receipt Number]