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Doc#: 1415744063 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/06/2014 02:57 PM Pg: 1 of 5

Prepared By: Daniel Morris, Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Mail Tax Statement to: 2531 South Saint Louis Avenue, Chicago, IL 60623

Return to: NationalLink, 300 Corporate Center Drive, Suite 300, Moon Township, PA 15008

Permanent Real Estate Index Number: 16-26-226-012-0000

437005

QUITCLAIM DEED

14126-88
BOX 162

TOMAS DIAZ, a married man, whose mailing address is 2531 South Saint Louis Avenue, Chicago, IL 60623 (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, does hereby CONVEY and QUITCLAIM unto THOMAS M. DIAZ, an unmarried man, in fee simple, whose address is 2531 South Saint Louis Avenue, Chicago, IL 60623 hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

All that parcel of land situated in the City of Chicago, Cook County, State of Illinois, being known and designated as the North 6 feet of Lot 35 and all of Lot 36 in Curtis Subdivision of Lots 63, 66, 71, 74 and 79 in Joy and Frisbie's Subdivision, being a subdivision of part of the East 1/2 of the West 1/2 of the Northeast 1/4 of Section 26, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

By fee simple deed from Edith Diaz and Thomas M. Diaz, married, as set forth in Doc # 1017213010, dated 06/19/2010 and recorded on 06/21/2010, in the Office of the County Recorder of Cook County, State of Illinois.

Property Address: 2531 South Saint Louis Avenue, Chicago, IL 60623.

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. Order # 34280

City of Chicago
Dept. of Finance
667984



Real Estate
Transfer
Stamp

\$0.00

6/6/2014 14:43

dr00764

Batch 8,193,251

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Exempt.bt

Exempt under 35ILCS 200/31-45
 Paragraph E of the Real Estate
 Transfer Tax Act.

4/25/14
 Date  Buyer, Seller Representative

(Please choose one of the paragraphs below to fill in above; the exempt statement is completed by entering the letter of the paragraph that makes the document exempt)
 Illinois Compiled Statutes, Chapter 35 ILCS, Paragraph 200/31-45, Exemptions. The following deeds or trust documents shall be exempt from the provisions of this Article exempt as provided in this section.

- (a) Deeds representing real estate transfers made before January 1, 1968, but recorded after that date and trust documents executed before January 1, 1986, but recorded after that date.
- (b) Deeds to or trust documents relating to
- (1) property acquired by any governmental body or from any governmental body,
 - (2) property or interests transferred between governmental bodies, or
 - (3) property acquired by or from any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes.
- However, deeds or trust documents, other than those in which the Administrator of Veterans' Affairs of the United States is the grantee pursuant to a foreclosure proceeding, shall not be exempt from filing the declaration.
- (c) Deeds or trust documents that secure debt or other obligation.
- (d) Deeds or trust documents that, without additional consideration, confirm, correct, modify or supplement a deed or trust document previously recorded.
- (e) Deeds or trust documents where the actual consideration is less than \$100.
- (f) Tax deeds.
- (g) Deeds or trust documents that release property that is security for a debt or other obligation.
- (h) Deeds of partition.
- (i) Deeds or trust documents made pursuant to mergers, consolidations or transfers or sales of substantially all of the assets of corporations under plans of reorganization under the Federal Internal Revenue Code or Title 11 of the Federal Bankruptcy Act.
- (j) Deeds or trust documents made by a subsidiary corporation to its parent corporation for no consideration other than the cancellation or transfer of the subsidiary's stock.
- (k) Deeds where there is an actual exchange of real estate and trust documents when there is an actual exchange of beneficial interests, except that the money difference or money's worth paid from one to the other is not exempt from the tax.
- (l) Deeds issued to a holder of a mortgage as defined in Section 15 - 103 of the Code of Civil Procedure, pursuant to a mortgage foreclosure proceeding or pursuant to a transfer in lieu of foreclosure.
- (m) A deed or trust document related to the purchase of a principal residence by a participant in the program authorized by the Home Ownership Made Easy Act, except that those deeds and trust documents shall not be exempted from filing the declaration.

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PLAT ACT AFFIDAVIT

State of ~~Pennsylvania~~ Pennsylvania

} ss.

County of Allegheny

Renee Molnar

being duly sworn on oath, states that Thomas Diaz resides at 2531 S. St. Louis. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons: Chicago, IL 60623

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. 80-313, 1 eff. October 1, 1977.

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

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

Renee Molnar
Renee Molnar

SUBSCRIBED and SWORN to before me

this _____ day of _____, 20_____.

Jocilyn M. Fiedorczyk

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Exhibit "A" Legal Description

ALL THAT PARCEL OF LAND SITUATED IN THE CITY OF CHICAGO, COOK COUNTY, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS THE NORTH 6 FEET OF LOT 35 AND ALL OF LOT 36 IN CURTIS SUBDIVISION OF LOTS 63, 66, 71, 74 AND 79 IN JOY AND FRISBIE'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS:

2531 S SAINT LOUIS AVE
CHICAGO, IL 60623-3926

BY FEE SIMPLE DEED FROM EDITH DIAZ AND THOMAS M. DIAZ, MARRIED AS SET FORTH IN DOC # 1017213010, DATED 06/19/2010 AND RECORDED 06/21/2010, COOK COUNTY RECORDS, STATE OF ILLINOIS.

Tax ID: 16-26-226-012-0000

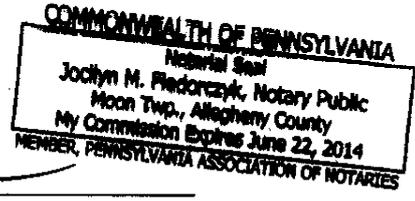
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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 1, 2014 Signature: Renee Melan
Grantor or Agent

Subscribed and sworn to before
Me by the said Renee Melan
this 1 day of May,
2014.

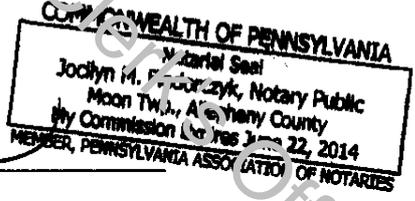


NOTARY PUBLIC Jodyln M. Pledorczyk

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 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.

Date May 1, 2014 Signature: Renee Melan
Grantee or Agent

Subscribed and sworn to before
Me by the said Renee Melan
This 1 day of May,
2014.



NOTARY PUBLIC Jodyln M. Pledorczyk

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.)