

# UNOFFICIAL COPY

## QUIT CLAIM DEED

### NAME AND ADDRESS OF PREPARER:

Andrew D. Bell  
LaRose & Bosco, Ltd.  
200 N. LaSalle  
Suite 2810  
Chicago, IL 60601



Doc#: 1421315098 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/01/2014 01:02 PM Pg: 1 of 4

THE GRANTORS, Mark W. Hetzler and Meryde J. Hetzler, not individually but as Co-trustees of the Mark W. Hetzler Trust Number 300, dated May 5, 2004 and whose

address is 525 W. Hawthorne Place, Unit 2901, Chicago, Illinois, in Cook County of the State of Illinois, for the consideration of Ten (\$10.00) DOLLARS, CONVEY AND QUIT CLAIM to Mark W. Hetzler and Constance L. Hetzler, not individually, but as husband and wife as tenants by the entirety, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**PARCEL 1:** Unit No. 2901 in 525 Hawthorne Place Condominium, as delineated on a survey of the following parcel of real estate:

The Northerly 107.60 feet of the Easterly 160 feet of the Westerly 200 feet of Lot 26 in McConnell's Subdivision of Block 16 in Hundley's Subdivision of Lots 3 to 21 inclusive and 33 to 37 inclusive in Pine Grove in Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as an exhibit to the Declaration of Condominium recorded as Document Number 0021232465, together with its undivided percentage interest in the common elements.

**PARCEL 2:** Grantors also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the right and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid.

This Deed is 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.

Permanent Index Number(s): 14-21-307-061-1209  
Property Address: 525 W. Hawthorne Place, Unit 2901  
Chicago, IL 60657



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SUBJECT TO: (a) general real estate taxes not delinquent on the date hereof; (b) applicable zoning and building laws and ordinances; (c) covenants and restrictions of record; (d) Declaration of Reciprocal Easements dated March 30, 1979 recorded as Document No. 24937229; (e) Easement Agreement recorded as Document No. 0021017513; (f) matters disclosed by Plat of Survey dated July 30, 2001, Job No. 70273, made by Mid America Survey Company and as disclosed by Zarko Sekerez & Associates, Inc. Plat of survey dated August 14<sup>th</sup> 2001 order no. 111182; (g) the Condominium Property Act of Illinois, the Condominium Ordinance of the Chicago Municipal Code, and the Declaration of Condominium recorded as Document No. 0021232465 and any amendments thereto, heretofore and hereafter recorded; (h) installments due after Closing of assessments heretofore and hereafter established and/or levied pursuant to the Declaration, all of which assessments the Grantee agrees to pay; (i) acts of the Grantee; (j) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, including any assessments established by or implied from the Declaration or amendments thereto; (k) easements recorded at any time prior to closing; (l) utility easements, whether recorded or unrecorded; and (m) any plat of subdivision affecting the Parcel.

Dated this 26<sup>th</sup> day of July, 2014

Mark W. Hetzler  
 Mark W. Hetzler, Co-trustee of the  
 Mark W. Hetzler Trust Number 300

Meryde J. Hetzler  
 Meryde J. Hetzler, Co-trustee of  
 Mark W. Hetzler Trust Number 300

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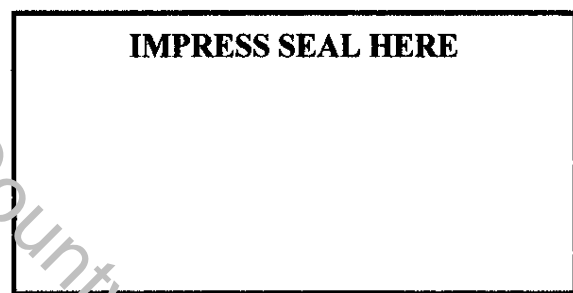
*Wisconsin*  
STATE OF ~~ILLINOIS~~ ) SS  
County of ~~Cook~~ )  
*Walworth*

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Mark W. Hetzler and Meryde J. Hetzler, not individually but as Co-trustees of the Mark W. Hetzler Trust Number 300, dated 5/5/04, 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 instrument as 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 notaries seal, this 26 day of JULY, 2014

*Janna Perret*

Notary Public  
My commission expires on 11-9-14.



EXEMPT UNDER PROVISIONS OF  
35 ILCS 200/31-45(e)  
PROPERTY TAX CODE

*Andru J. Bell*  
*7-26-14*

MAIL RECORDED DOCUMENT TO:  
Mark and Connie Hetzler  
525 W. Hawthorne Place, Unit 2901  
Chicago, IL 60657

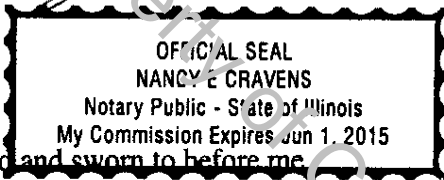
NAME & ADDRESS OF TAX PAYER:  
Mark and Connie Hetzler  
525 W. Hawthorne Place, Unit 2901  
Chicago, IL 60657

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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 August 1, 2014



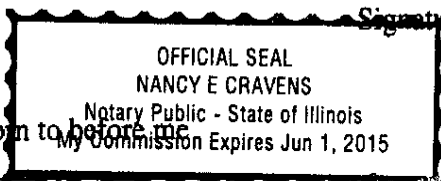
Signature: *Nancy E. Cravens*  
Grantor or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 1, day of August, 2014  
Notary Public *Nancy E. Cravens*

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 August 1, 2014



Signature: *Nancy E. Cravens*  
Grantee or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 1, day of August, 2014  
Notary Public *Nancy E. Cravens*

**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.)