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1403178IL/RTL

Doc#: 1424817021 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/05/2014 10:19 AM Pg: 1 of 4

QUITCLAIM DEED

GRANTOR, BETTY HOLMES, formerly known as BETTY NICOLAOU, a married woman, joined by her spouse, WILLIAM G. HOLMES (herein, "Grantor"), whose address is 1000 N Kingsbury St., #103, Chicago, IL 60610, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, BETTY HOLMES and WILLIAM G. HOLMES, wife and husband, as tenants by the entireties (herein, "Grantee"), whose address is 1000 N Kingsbury St., #103, Chicago, IL 60610, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 1000 N Kingsbury St. #103,
Chicago, IL 60610

Permanent Index Number: 17-04-300-048-1045 & -
1083

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

To have and to hold said premises forever.

Mail to:
Ravenswood Title Company LLC
319 W. Ontario Street
Suite 2N-A
Chicago, IL 60654

When recorded return to:
BETTY HOLMES
WILLIAM G. HOLMES
1000 N KINGSBURY ST., #103
CHICAGO, IL 60610

Send subsequent tax bills to:
BETTY HOLMES
WILLIAM G. HOLMES
1000 N KINGSBURY ST., #103
CHICAGO, IL 60610

This instrument prepared by:
STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

REAL ESTATE TRANSFER TAX		31-Jul-2014
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-04-300-048-1083 | 20140701618049 | 0-972-851-328

REAL ESTATE TRANSFER TAX		31-Jul-2014
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

17-04-300-048-1083 | 20140701618049 | 1-927-596-160

S Y
P Y
S N
M N
SC Y
E Y
11/97

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Dated this 29 day of July, 2014.

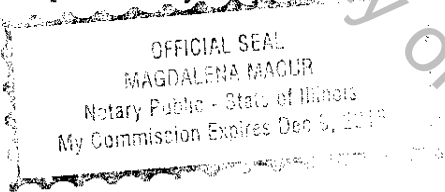
GRANTOR

[Signature]
Betty Holmes, formerly known as Betty Nicolaou

STATE OF IL
COUNTY OF COOK

This instrument was acknowledged before me on 7/29/14, by Betty Holmes, formerly known as Betty Nicolaou.

[Affix Notary Seal] Notary Signature: [Signature]
Printed name: MAGDALENA MAGUR
My commission expires: 12/19/16



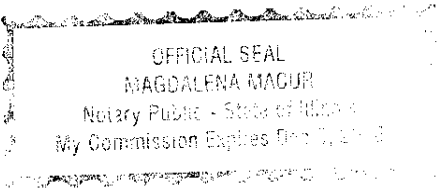
GRANTOR

[Signature]
William G. Holmes

STATE OF IL
COUNTY OF COOK

This instrument was acknowledged before me on 7/29/14, by William G. Holmes.

[Affix Notary Seal] Notary Signature: [Signature]
Printed name: MAGDALENA MAGUR
My commission expires: 12/19/16



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

[Signature] 7-29-14
Signature of Buyer/Seller/Representative Date

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EXHIBIT A

[Legal Description]

PARCEL 1:

UNIT NO. 103 . GARAGE UNIT NO. GU-45 . IN THE RIVER VILLAGE LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOTS 19 THROUGH 23 IN BLOCK 96 IN ELSTON'S ADDITION TO CHICAGO ALL LOCATED IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM PURSUANT TO THE CONDOMINIUM PROPERTY ACT FOR RIVER VILLAGE LOFTS CONDOMINIUM RECORDED OCTOBER 15, 2002 AS DOCUMENT NO. 0021128852, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NUMBER S-29, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0021128852. PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND OPERATING AGREEMENT RECORDED MARCH 12, 2001 AS DOCUMENT 0010192877 AND AS AMENDED AND REESTATED BY INSTRUMENT RECORDED OCTOBER 15, 2002 AS DOCUMENT 21128849 FOR THE FOLLOWING PURPOSE: A. INGRESS AND EGRESS AND USE B. STRUCTURAL SUPPORT C. USE OF FACILITIES IN THE CATALOG BUILDING AND GARAGE BUILDING D. MAINTENANCE OF CATALOG BUILDING EASEMENT FACILITIES AND GARAGE EASEMENT FACILITIES E. MAINTENANCE AND USE OF EASEMENT FACILITIES F. SUPPORT, ENCLOSURE, USE AND MAINTENANCE OF CATALOG BUILDING AND GARAGE BUILDING COMMON WALLS, CEILINGS AND FLOORS G. WATER MAIN CONNECTION. SANITARY SEWER MAIN CONNECTION AND GAS MAIN CONNECTION H. UTILITIES I. PERMITTING EXISTENCE OF ENCROACHMENTS IN CATALOG BUILDING AND GARAGE BUILDING J. EXTERIOR MAINTENANCE K. EXTERIOR SIGNAGE L. DUMPSTERS M. OWNED FACILITIES N. SHARED FACILITIES, AND O. OVERHANGING BALCONIES; OVER THE LAND DESCRIBED IN EXHIBITS ATTACHED THERETO.

This property constitutes the homestead real property of grantor.

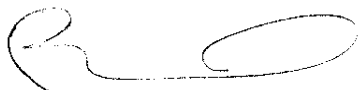
The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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STATEMENT BY GRANTOR AND GRANTEE

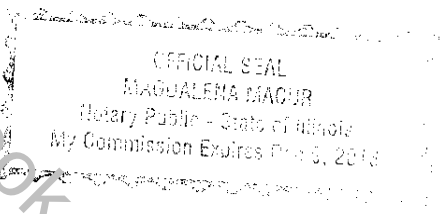
THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE 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 ILLINOIS.

Dated 7/29/14

SIGNATURE 
Grantor or Agent

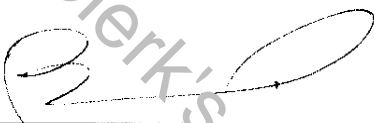
Subscribed and sworn to before me by the said this 29 (th) day of July, 20 14

Notary Public 

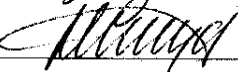


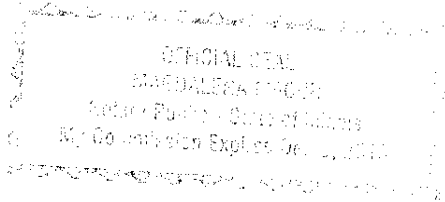
THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, OR OTHER 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.

Dated: 7/29/14

SIGNATURE 
Grantee or Agent

Subscribed and sworn to before me by the said this 29 (th) day of July, 20 14

Notary Public 



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.