

# UNOFFICIAL COPY



## QUIT CLAIM DEED

Doc#: 1433016005 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/26/2014 10:22 AM Pg: 1 of 5

THE GRANTOR, MARY T. DUNNE, a single person, 2601 W. 107<sup>th</sup> Street, Unit E, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to the Mary Dunne Trust No. 1 dated October 9, 2014, of 2601 W. 107<sup>th</sup> Street, Unit E, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, State of Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: 24-13-403-026-0000

Address of Real Estate: 2601 W. 107<sup>th</sup> Street, Unit E, Chicago, Illinois 60655

DATED this 9<sup>th</sup> day of October, 2014.

City of Chicago  
Dept. of Finance

678534



Real Estate  
Transfer  
Stamp

\$0.00

11/21/2014 15.14

DR43142

Batch 9,080,327

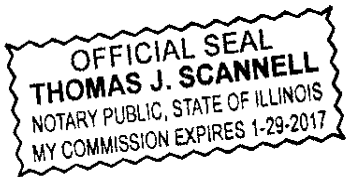
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Mary T. Dunne  
Mary T. Dunne

STATE OF ILLINOIS       )  
  )  
COUNTY OF COOK       )       SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Mary T. Dunne, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 notarial seal, this 9 day of October, 2014.



[Signature]  
Notary Public

EXEMPT UNDER PROVISIONS  
OF PARAGRAPH E SECTION  
31 - 45, REAL ESTATE TRANSFER  
TAX LAW

DATE: Oct 9, 2014

Mary T. Dunne  
Signature of Buyer, Seller or Representative

**Prepared By & Mail To:** Thomas J. Scannell  
Scannell & Associates, P.C.  
9901 S. Western Avenue, Suite 100  
Chicago, IL 60643

**Mail Tax Bills to:** Mary Dunne Trust  
2601 W. 107<sup>th</sup> Street – Unit E  
Chicago, IL 60655

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LEGAL DESCRIPTION

**COMMON ADDRESS: 2601 W. 107TH STREET, UNIT 5E, CHICAGO, IL 60629**

**PARCEL 1:**

(UNIT E DESCRIBED AS FOLLOWS:)

THE SOUTH 23.95 FEET OF THE NORTH 115.57 FEET, THE NORTH AND SOUTH LINES OF WHICH PASS THROUGH THE CENTER LINE AND EASTERLY AND WESTERLY EXTENSIONS THEREOF OF A PARTY WALL; ALL OF THE FOLLOWING DESCRIBED PROPERTY: A TRACT OF LAND BEING THE EAST 52 FEET OF THE WEST 66 FEET OF THE NORTH 367 FEET OF A PART OF LOT 17 IN BLOCK 24 IN O. RUETER AND COMPANY'S FIRST ADDITION TO MORGAN PARK MANOR BEING A SUBDIVISION OF BLOCKS 1, 2, 7 AND 8 OF THE SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 240 FEET OF THE WEST HALF OF BLOCK 2 AND THE NORTH 120 FEET OF SAID BLOCK 2) IN COOK COUNTY, ILLINOIS; SAID PART OF LOT 17 LYING SOUTH OF A LINE NORMAL TO THE WEST LINE OF SAID LOT 17, SAID NORMAL LINE INTERSECTING SAID WEST LINE OF LOT 17 AT A POINT 16.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 17, (END OF TRACT)

**PARCEL 2:**

(UNIT G-E DESCRIBED AS FOLLOWS:)

A PORTION OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THE WEST 26.67 FEET OF THE EAST 50.00 FEET OF LOT 17 IN BLOCK 24 O. RUETER AND COMPANY'S FIRST ADDITION TO MORGAN PARK MANOR BEING A SUBDIVISION OF BLOCKS 1, 2, 7 AND 8 OF THE SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 240 FEET OF THE WEST HALF OF BLOCK 2 AND THE NORTH 120 FEET OF SAID BLOCK 2) IN COOK COUNTY, ILLINOIS (END OF PARCEL) SAID PORTION LYING SOUTH OF A LINE CONNECTING A POINT ON THE WEST LINE OF SAID PARCEL BEING 106.54 FEET SOUTH OF THE NORTHWEST CORNER OF SAID PARCEL, WITH A POINT ON THE EAST LINE OF SAID PARCEL BEING 106.24 FEET SOUTH OF THE NORTHEAST CORNER OF SAID PARCEL; AND SAID PORTION LYING NORTH OF A LINE CONNECTING A POINT ON THE WEST LINE OF SAID PARCEL BEING 129.24 FEET SOUTH OF THE NORTHWEST CORNER OF SAID PARCEL, WITH A POINT ON THE EAST LINE OF SAID PARCEL BEING 128.94 FEET SOUTH OF THE NORTHEAST CORNER OF SAID PARCEL; THE NORTH LINE OF SAID PORTION PASSING THROUGH THE CENTER LINE AND EXTENSIONS THEREOF OF A PARTY WALL.

**PARCEL 3:**

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF AFORESAID PARCEL 1 AND PARCEL 2, AS SET FORTH IN DECLARATION RECORDED SEPTEMBER 19, 1990 AND PARCEL 2, AS SET FORTH IN DECLARATION RECORDED SEPTEMBER 19, 1990 AS DOCUMENT 90457520 AND GRANTED BY DEED RECORDED AS DOCUMENT 91006577 FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING PARCEL OF LAND:

(COMMON AREA)

FOUR PORTIONS OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THE WEST 26.67 FEET OF THE EAST 50.00 FEET OF LOT 17 IN BLOCK 24 IN O. RUETER AND COMPANY'S FIRST ADDITION TO MORGAN PARK MANOR BEING A SUBDIVISION OF BLOCKS 1, 2, 7 AND 8 OF THE SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 37

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NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 240 FEET OF THE WEST HALF OF BLOCK 2 AND THE NORTH 120 FEET OF SAID BLOCK 2) IN COOK COUNTY, ILLINOIS (END OF PARCEL) THE FIRST PORTION LYING NORTH OF A LINE CONNECTING A POINT ON THE WEST LINE OF SAID PARCEL BEING 15.18 FEET SOUTH OF THE NORTHWEST CORNER OF SAID PARCEL, WITH A POINT ON THE EAST LINE OF SAID PARCEL BEING 14.88 FEET SOUTH OF THE NORTHEAST CORNER OF SAID PARCEL. THE SECOND PORTION LYING SOUTH OF A LINE CONNECTING A POINT ON THE WEST LINE OF SAID PARCEL BEING 129.24 FEET SOUTH OF THE NORTHWEST CORNER OF SAID PARCEL, WITH A POINT ON THE EAST LINE OF SAID PARCEL BEING 128.94 FEET SOUTH OF THE NORTHEAST CORNER OF SAID PARCEL; AND SAID PORTION LYING NORTH OF A LINE CONNECTING A POINT ON THE WEST LINE OF SAID PARCEL BEING 131.74 FEET SOUTH OF THE NORTHWEST CORNER OF SAID PARCEL, WITH A POINT ON THE EAST LINE OF SAID PARCEL BEING 131.54 FEET SOUTH OF THE NORTHEAST CORNER OF SAID PARCEL. THE THIRD PORTION LYING SOUTH OF A LINE CONNECTING A POINT ON THE WEST LINE OF SAID PARCEL BEING 265.16 FEET SOUTH OF THE NORTHWEST CORNER OF SAID PARCEL, WITH A POINT ON THE EAST LINE OF SAID PARCEL BEING 264.96 FEET SOUTH OF THE NORTHEAST CORNER OF SAID PARCEL; AND SAID PORTION LYING NORTH OF LINE A CONNECTING A POINT ON THE WEST LINE OF SAID PARCEL BEING 267.81 FEET SOUTH OF THE NORTHWEST CORNER OF SAID PARCEL, WITH A POINT ON THE EAST LINE OF SAID PARCEL BEING 267.56 FEET SOUTH OF THE NORTHEAST CORNER OF SAID PARCEL. THE FOURTH PORTION LYING SOUTH OF A LINE CONNECTING A POINT ON THE WEST LINE OF SAID PARCEL BEING 381.91 FEET SOUTH OF THE NORTHWEST CORNER OF SAID PARCEL, WITH A POINT ON THE EAST LINE OF SAID PARCEL BEING 381.66 FEET SOUTH OF THE NORTHEAST CORNER OF SAID PARCEL; AND SAID PORTION LYING NORTH OF THE NORTH LINE OF THE SOUTH 200 FEET OF SAID LOT 17 ALSO: THE WEST 14 FEET (EXCEPT THE SOUTH 200 FEET) AND THE EAST 23.33 FEET (EXCEPT THE SOUTH 200 FEET) ALL OF LOT 17 IN BLOCK 24 IN O. RUETER AND COMPANY'S FIRST ADDITION TO MORGAN PARK MANOR BEING A SUBDIVISION OF BLOCKS 1, 2, 7 AND 8 OF THE SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 240 FEET OF THE WEST HALF OF BLOCK 2 AND THE NORTH 120 FEET OF SAID BLOCK 2) IN COOK COUNTY, ILLINOIS. ALSO TWO PARTS OF THE EAST 52 FEET OF THE WEST 66 FEET (EXCEPT THE SOUTH 200 FEET) OF SAID LOT 17; THE FIRST PART LYING NORTH OF A LINE NORMAL TO THE WEST LINE OF SAID LOT 17, SAID NORMAL LINE INTERSECTING SAID WEST LINE OF LOT 17; AND THE SECOND PART LYING SOUTH OF A LINE NORMAL TO SAID WEST LINE OF LOT 17, LAST SAID NORMAL LINE INTERSECTING SAID WEST LINE OF LOT 17 AT A POINT 383.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 17, ALSO: A PART OF SAID LOT 17 (EXCEPT THE SOUTH 200 FEET), LAST SAID PART LYING EAST OF THE LINE OF THE WEST 66 FEET OF SAID LOT 17, AND LAST SAID PART LYING WEST OF THE WEST LINE OF THE EAST 50 FEET OF SAID LOT 17, ALL IN COOK COUNTY, ILLINOIS..

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## FIDELITY NATIONAL TITLE INSURANCE COMPANY

203 N. LASALLE ST. #2200, CHICAGO, ILLINOIS 60601

PHONE: (312) 621-5000

FAX: (312) 621-5062

### 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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated October 9, 2014 Signature: Mary T. Dunne  
Grantor or Agent

Subscribed and sworn to before me by the

said Mary T. Dunne

this 9th day of October

2014.



[Signature]  
Notary Public

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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated October 9, 2014 Signature: Mary T. Dunne  
Grantee or Agent

Subscribed and sworn to before me by the

said Mary Dunne

this 9th day of October

2014.



[Signature]  
Notary Public

**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.]