

# UNOFFICIAL COPY



Doc#: 1506346266 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/04/2015 11:40 AM Pg: 1 of 4

## QUIT CLAIM DEED

THE GRANTORS, ANGELA BECKMAN, an unmarried woman, AND VINCENT BECKMAN, a married man, of the City of Chicago, County of Cook, State of Illinois, CONVEY(S) and QUIT CLAIM(S) TO ANGELA BECKMAN, of 1430 West Grand Avenue, Unit 3, Chicago, Illinois 60642, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

FIDELITY NATIONAL TITLE 051017062

SEE ATTACHED LEGAL DESCRIPTION

THIS IS NOT HOMESTEAD PROPERTY AS TO VINCENT BECKMAN

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-08-123-059-1003

Address(es) of Real Estate: 1430 West Grand Avenue, Unit 3, Chicago, Illinois 60642

13<sup>th</sup> day of February, 2015.

Angela Beckman  
ANGELA BECKMAN

Vincent H. Beckman  
VINCENT BECKMAN

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STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that ANGELA BECKMAN is personally known to me to be the same person whose name is subscribed to the forgoing 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 official seal, this 13<sup>th</sup> day of February, 20 15.

[Signature] (Notary Public)

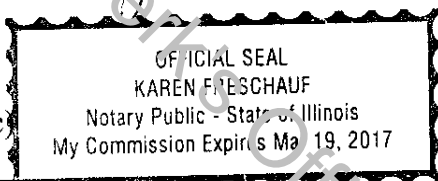


STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that VINCENT BECKMAN is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 official seal, this 13<sup>th</sup> day of February, 20 15.

[Signature] (Notary Public)



**Prepared by:**  
Cynthia Zenko, Attorney at Law, 1530 W. Fullerton Ave., Chicago, IL 60614

**Mail To:**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EXEMPT UNDER THE PROVISIONS OF THE  
REAL ESTATE TRANSFER TAX ACT, 35  
ILCS 200/ 31-45, PARAGRAPH E.

**Name and Address of Taxpayer:**  
\_\_\_\_\_

BUYER, SELLER, REPRESENTATIVE

DATED: \_\_\_\_\_, 2015

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## FIDELITY NATIONAL TITLE INSURANCE COMPANY



9031 W. 151ST ST, SUITE 110, ORLAND PARK, ILLINOIS 60462

PHONE: (708) 873-5200

FAX: (708) 873-5206

ORDER NUMBER: 2011 051017062 UCH  
STREET ADDRESS: 1430 W GRAND AVENUE  
UNIT 3

CITY: CHICAGO COUNTY: COOK  
TAX NUMBER: 17-08-123-059-1003

### LEGAL DESCRIPTION:

PARCEL 1: UNIT NO. R-3 IN THE 1430 W. GRAND CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 22 IN BLOCK 13 IN GEORGE BICKERDICK'S ADDITION TO CHICAGO IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER \*, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3 AND STORAGE SPACE S-3, A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER \*, IN COOK COUNTY, ILLINOIS.

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

9031 W. 151ST ST, SUITE 110, ORLAND PARK, ILLINOIS 60462

PHONE: (708) 873-5200

FAX: (708) 873-5206

## 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 esate 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 \_\_\_\_\_, \_\_\_\_\_ Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_  
\_\_\_\_\_.

\_\_\_\_\_  
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 esate 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 \_\_\_\_\_, \_\_\_\_\_ Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_  
\_\_\_\_\_.

\_\_\_\_\_  
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.]