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15114350230

Doc#: 1511435023 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/24/2015 08:43 AM Pg: 1 of 4

1 of 2

FRONT AMERICAN TITLE
ORDER # 2626521

Recording requested by: Roland Abuan

Space above reserved for use by Recorder's Office

When recorded, mail to:

Document prepared by:

Name: Roland Abuan

Name Roland Abuan

Address: 42 Granville Ave

Address 42 Granville Ave

City/State/Zip: Bellwood IL 60104

City/State/Zip Bellwood IL 60104

Property Tax Parcel/Account Number: 12-08-206-019-0000

Quitclaim Deed

This Quitclaim Deed is made on March 27, 2015, between

Christine Abuan, married, Grantor, of 431 9th Street
City of Wheeling, State of IL,

and Roland Abuan, Grantee, of 42 Granville Ave
City of Bellwood, State of IL.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 42 Granville Ave
City of Bellwood, State of IL

This is not homestead property for the Grantor or grantor's spouse

S Y
P 14
B N
RC 1
RT 10
GG

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2014 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

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Exempt under provision of
Paragraph E, Section 31-45
Property Tax Code.

4/20/15 Sneha Colonna is agent
Buyer, Seller or Representative

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.
Taxes for the tax year of _____ shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 3-27-15

Christine Abuan
Signature of Grantor

Christine Abuan
Name of Grantor

State of California
County of Cook } S.S.
On March 27, 2015, before me, Sneha Colonna, Notary
(name and title of notary), personally appeared Christine Abuan,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are sub-
scribed to the above instrument and acknowledged to me that they/he/she executed the instrument in their/
his/her authorized capacity. I certify under penalty of perjury under the laws of the State of California that
the foregoing is true and correct. Witness my hand and official seal.

Sneha Colonna
Notary Signature

VILLAGE OF BELLWOOD
REAL ESTATE TRANSFER TAX
09875 \$10.00

Seal
OFFICIAL SEAL
SNEHA COLONNA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 04/17/18

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: THE NORTH HALF OF LOT 75 AND ALL OF LOT 76 IN ST. CHARLES ROAD FIRST ADDITION TO PROVISIO, BEING A SUBDIVISION OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER, NORTH OF ST. CHARLES ROAD, OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART CONVEYED TO THE CHICAGO, AND NORTHWESTERN RAILROAD), IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 15-08-206-019-0000 Vol. 158

Property Address: 42 Granville Avenue, Bellwood, Illinois 60104

Property of Cook County Clerk's Office

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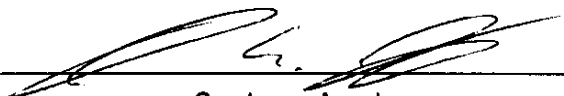
First American

First American Title Insurance Company
27775 Diehl Road
Warrenville, IL 60555
Phone: (630)799-7300
Fax: (866)583-4812


STATEMENT BY GRANTOR AND GRANTEE

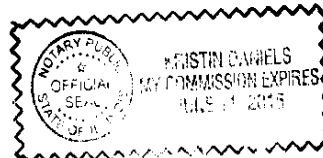
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: April 03, 2015

Signature: 
Grantor or Agent

Subscribed and sworn to before me by the said _____, affiant, on April 03, 2015.

Notary Public 

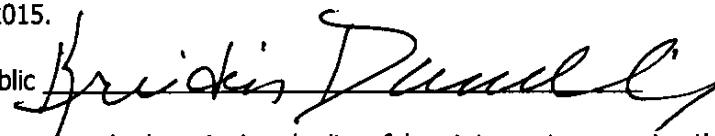


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire 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: April 03, 2015

Signature: 
Grantee or Agent

Subscribed and sworn to before me by the said _____, affiant, on April 03, 2015.

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)