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First American Title Insurance Company

QUIT CLAIM DEED
ILLINOIS STATUTORY
as Joint Tenants



15196220940

Doc#: 1519622094 Fee: \$46.00
THSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/15/2015 02:19 PM Pg: 1 of 5

Jesus Delgado-Jenkins and Monica Ochoa, husband and wife, of 7402 Caruth Blvd, Dallas, TX, 75225 for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to Jesus Delgado-Jenkins, married, of 7402 Caruth Blvd., Dallas, TX 75225, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

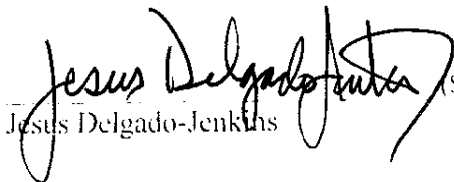
SUBJECT TO:


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) ~~17-22-110-102, 17-22-110-103, 17-22-110-104~~
17-22-110-106-1002

Address(es) of Real Estate: 1503 S. Prairie Avenue, Unit 2, Chicago, IL, 60605

Dated this 24th day of June, 20 15.

 (SEAL)
Jesus Delgado-Jenkins

 (SEAL)
Monica Ochoa

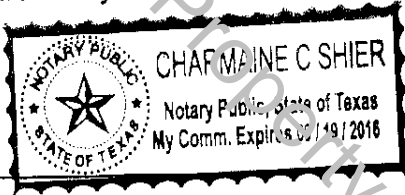
CCRD REVIEWER 

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STATE OF ^{Texas} ILLINOIS, COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jesus Delgado-Jenkins and Monica Ochoa, 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 said instrument as their 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 24th day of June, 20 15.



Chafmaine C Shier
(Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31-45,

REAL ESTATE TRANSFER TAX LAW

DATE: 6-24-15

X Judy Nordin as agent
Signature of Buyer, Seller or Representative

Prepared by:
Judy DeAngelis
Attorney at Law
767 Walton Lane
Grayslake, IL 60030

REAL ESTATE TRANSFER TAX		15-Jul-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-22-110-106-1002 20150701605476 1-842-695-040		

Mail to:
Judy DeAngelis
Attorney at Law
767 Walton Lane
Grayslake, IL 60030

REAL ESTATE TRANSFER TAX		15-Jul-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
17-22-110-106-1002 20150701605476 0-294-718-336		

Name and Address of Taxpayer:
Jesus Delgado-Jenkins
7402 Caruth Blvd
Dallas, TX, 75225

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT 2 IN THE TOWNHOUSES AT PRAIRIE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST FRACTIONAL QUARTER OF SECTION 22: THENCE SOUTHERLY 65.38 FEET ALONG THE EAST LINE OF SOUTH PRAIRIE AVENUE BEING THE ARC OF A CIRCLE CONVEX EASTERLY, HAVING A RADIUS OF 316.00 FEET AND WHOSE CHORD BEARS SOUTH 06°06'23" EAST, A DISTANCE OF 65.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY 1.11 FEET ALONG SAID EAST LINE OF SOUTH PRAIRIE AVENUE BEING AN ARC OF A CIRCLE CONVEX EASTERLY HAVING A RADIUS OF 316.0 FEET AND WHOSE CHORD BEARS SOUTH 00°04'42" EAST, A DISTANCE OF 1.11 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°01'19" WEST ALONG SAID EAST LINE OF SOUTH PRAIRIE AVENUE, 197.59 FEET; THENCE SOUTH 89°58'41" EAST 41.72 FEET; THENCE NORTH 00°01'19" EAST 198.69 FEET; THENCE NORTH 89°58'41" WEST 41.72 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0030474441, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF CONDOMINIUM RECORDED April 8, 2003 AS DOCUMENT NUMBER 0030474441.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE PREVIOUS AND CURRENT YEAR NOT THEN DUE AND FOR SUBSEQUENT YEARS, INCLUDING TAXES WHICH MAY ACCRUE BY REASON OF NEW OR ADDITIONAL IMPROVEMENTS DURING THE YEAR OF CLOSING; SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; EASEMENTS, COVENANTS, RESTRICTIONS, AGREEMENTS, CONDITIONS AND BUILDING LINES OF RECORD AND PARTY WALL RIGHTS; THE ACT; THE PLAT; TERMS, PROVISIONS AND CONDITIONS OF THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; THE CODE; UNRECORDED PUBLIC AND QUASI-PUBLIC, UTILITY EASEMENTS, IF ANY; PURCHASER'S MORTGAGE, IF ANY; PLATS OF DEDICATION AND PLATS OF SUBDIVISION AND COVENANTS THEREON; LEASES, LICENSES, OPERATING AGREEMENTS AND OTHER AGREEMENTS AFFECTING THE COMMON ELEMENTS; ACTS DONE OR SUFFERED BY OR JUDGMENTS AGAINST PURCHASER, OR ANYONE CLAIMING UNDER PURCHASER; LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE COMPANY (AS HERINAFTER DEFINED) IS WILLING TO INSURE WITHOUT COST TO PURCHASER; ENCROACHMENTS, IF ANY; THE RIGHTS OF CABLE TELEVISION AND T-1 PROVIDERS; TERMS, COVENANTS, CONDITIONS AND EASEMENTS CONTAINED IN BLOCK G EASEMENT AGREEMENT-BUSWAY PROJECT DATED SEPTEMBER 1, 2000 AND RECORDED SEPTEMBER 27, 2000 AS DOCUMENT NUMBER 00753780 MADE BY AND BETWEEN CHICAGO TITLE LAND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1990 AND KNOWN AS TRUST NUMBER 1080000 AND CENTRAL STATION LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, SOLE BENEFICIARY OF SAID TRUST AND THE

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CITY OF CHICAGO, AN ILLINOIS HOME RULE MUNICIPAL CORPORATION (THE "CITY"); TERMS, CONDITIONS AND PROVISIONS OF THE ACCESS EASEMENT PREMISES ATTACHED THERETO AND MADE PART OF THE DECLARATION OF CONDOMINIUM; FIBER OPTIC EASEMENT AGREEMENT DATED DECEMBER 1, 1991 AND RECORDED FEBRUARY 6, 1992 AS DOCUMENT NUMBER 92078646 AND DOCUMENT NUMBER 92078647, UNDER, ON OVER AND ACROSS THE LAND AS CONTAINED THEREIN, AS RELOCATED BY DOCUMENTS 98116069 AND 98116070, AND AS SHOWN ON SURVEY NUMBER 983045 PREPARED BY GREMLEY & BIEDERMANN DATED OCTOBER 27, 1998 AND LAST REVISED SEPTEMBER 20, 2000; CENTRAL STATION REDEVELOPMENT AGREEMENT DATED NOVEMBER 1, 1991 AND RECORDED NOVEMBER 1, 1991 AS DOCUMENT NUMBER 91574409 AND THE FIRST AMENDMENT TO CENTRAL STATION REDEVELOPMENT AGREEMENT DATED DECEMBER 1, 1994 AND RECORDED DECEMBER 23, 1994 AS DOCUMENT NUMBER 04071129, THE TERMS, CONDITIONS AND RESTRICTIONS AS CONTAINED THEREIN; RIGHTS OF UTILITIES AND THE MUNICIPALITY IN AND TO USE AND MAINTENANCE OF WOOD POLES, ELECTRIC BOXES, OVERHEAD WIRES AND MANHOLES AND RELATED OR CONNECTED UNDERGROUND FACILITIES AS SHOWN ON ALL SHEETS OF AFORESAID SURVEY NUMBER 983045 PREPARED BY GREMLEY & BIEDERMANN DATED OCTOBER 27, 1998 AND LAST REVISED SEPTEMBER 20, 2000; RIGHTS TO THE CITY OF CHICAGO DEPARTMENT OF WATER IN AND TO WATER DISTRIBUTION FACILITIES LOCATED IN THE LAND AS DISCLOSED BY LETTER DATED MAY 11, 1999 PREPARED BY GREMLEY & BIEDERMANN DATED OCTOBER 27, 1998 AND LAST REVISED SEPTEMBER 20, 2000, ORDER NUMBER 983045; PROVIDED THE SAME DO NOT INTERFERE WITH PURCHASER'S USE OF THE RESIDENTIAL UNIT FOR RESIDENTIAL PURPOSES.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

Cook County Clerk's Office

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First American Title Insurance Company

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.

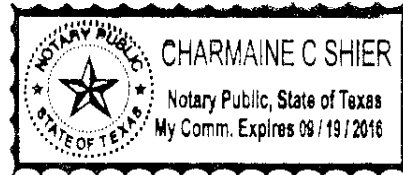
Date: 6/24/15

Signature: Jesus Delgado
Grantor

Signature: Monica Celso
Grantor

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID
THIS 24th DAY OF June
20 15

NOTARY PUBLIC Charmaine C Shier



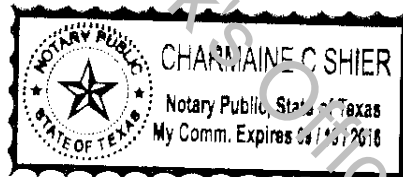
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 6/24/15

Signature: Jesus Delgado
Grantee.

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID
THIS 24th DAY OF June
20 15

NOTARY PUBLIC Charmaine C Shier



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 a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in _____, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]