

# UNOFFICIAL COPY

**QUITCLAIM DEED**

150928014/RTL

**GRANTOR**, MARTIN BETONI and SARAH F. HALLORAN, husband and wife (herein, "Grantor"), whose address is 225 S Sangamon St., Unit 812, Chicago, IL 60607, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, MARTIN BETONI, a married man as his whole and separate property (herein, "Grantee"), whose address is 225 S Sangamon St., Unit 812, Chicago, IL 60607, 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: 225 S Sangamon St., Unit 812, Chicago, IL 60607

Permanent Index Number: 17-17-220-028-1158 & 1171

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.



Dated this 8 day of July, 2015



Doc#: 1520839006 Fee: \$46.00  
RHSP Fee: \$9.00 APRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/27/2015 08:33 AM Pg: 1 of 5

REAL ESTATE TRANSFER TAX		14-Jul-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

17-17-220-028-1158 | 20150701606277 | 0-276-624-256

REAL ESTATE TRANSFER TAX		4-Jul-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-17-220-028-1158 | 20150701606277 | 0-813-495-168

**MAIL TO: RAVENSWOOD  
TITLE COMPANY, LLC  
319 W. ONTARIO ST. #200  
CHICAGO, IL 60654**

~~When recorded return to:  
MARTIN BETONI  
225 S SANGAMON ST., UNIT 812  
CHICAGO, IL 60607~~

Send subsequent tax bills to:  
MARTIN BETONI  
225 S SANGAMON ST., UNIT 812  
CHICAGO, IL 60607

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

S Yes  
P 566  
S N  
M N  
SC Yes  
E Yes  
INT Yes

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GRANTOR

*Sarah F. Halloran*  
Sarah F. Halloran

STATE OF IL  
COUNTY OF COOK

This instrument was acknowledged before me on 7/8/15, by Sarah F. Halloran.

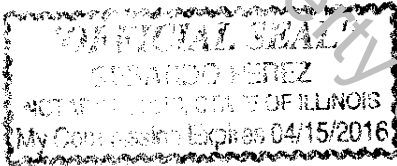
[Affix Notary Seal]

Notary Signature:

Printed name:

My commission expires:

*Gerardo Perez*  
4/15/16



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


*[Signature]*  
Signature of Buyer/Seller/Representative

7/8/15  
Date

Property of Cook County Clerk's Office

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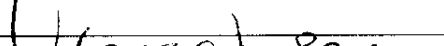
GRANTOR

  
Martin Betoni

STATE OF IL  
COUNTY OF COOK

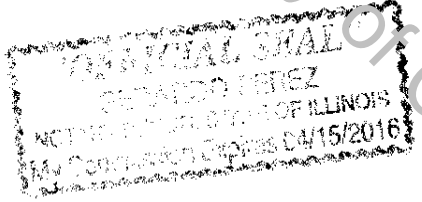
This instrument was acknowledged before me on 7/8/15, by Martin Betoni.

[Affix Notary Seal]

Notary Signature: 

Printed name: Gerard Saez

My commission expires: 4/15/16



Property of Cook County Clerk's Office

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## EXHIBIT A

[Legal Description]

UNIT 812 AND PARKING SPACE P-81 IN ZEN CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 9, 10, 11, AND THE SOUTH HALF OF LOT 12 IN BLOCK 13 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 29, 2007 AS DOCUMENT NUMBER 0718003072. AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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 OF GRANTOR/GRANTEE

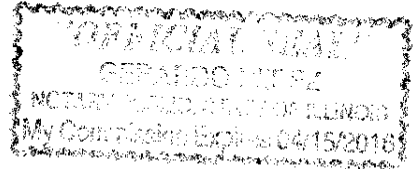
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 7/8, 15 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before

Me by the said \_\_\_\_\_  
this 8 day of July, 2015

Notary Public \_\_\_\_\_



The grantee 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 7/8, 15 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before

Me by the said \_\_\_\_\_  
this 8 day of July, 2015

Notary Public \_\_\_\_\_

