

UNOFFICIAL COPY



15216340115

19611429
After Recording Return to:
ServiceLink
400 Corporation Drive
Aliquippa, PA 15001

Instrument Prepared by:
Kevin T. Kavanaugh, Esq.
3331 W. Big Beaver, Ste. 109
Troy, MI 48084
Licensed in IL Bar ID No.
6280331

Order Number:
19611429

Mail Tax Statements To:
Jude T. Alagna
5312 North Osceola Avenue
Chicago, IL 60656

Tax Parcel ID#
12-12-217-027-0000

Doc#: 1521634011 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/04/2015 08:54 AM Pg: 1 of 5

QUITCLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: JUDE T ALAGNA, date 5/23/15
JUDE T. ALAGNA, TRUSTEE

Dated this 23 day of May, 2015. WITNESSETH, that, **JUDE T. ALAGNA, AS TRUSTEE, UNDER THE PROVISIONS OF A DECLARATION OF TRUST DATED THIS 11TH DAY OF AUGUST, 2012, AND KNOWN AS THE JUDE T. ALAGNA 2012 REVOCABLE DECLARATION OF TRUST**, of the County of Cook, State of Illinois, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto **JUDE T. ALAGNA**, an unmarried man, residing at 5312 North Osceola Avenue, Chicago, IL 60656, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 5312 North Osceola Avenue, Chicago, IL 60656, and legally described as follows, to wit:

The following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Assessor's Parcel No: 12-12-217-027-0000

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

CCRD REVIEWER 

UNOFFICIAL COPY

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the GRANTOR on the date first written above.

Grantor (1 of 2)

By: Jude T. Alagna, Trustee
JUDE T. ALAGNA, AS TRUSTEE, UNDER THE PROVISIONS OF A DECLARATION OF TRUST DATED THIS 11TH DAY OF AUGUST, 2012, AND KNOWN AS THE JUDE T. ALAGNA 2012 REVOCABLE DECLARATION OF TRUST

STATE OF ILLINOIS)

COUNTY OF COOK)

ss.

I, Francisca Romero, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that JUDE T. ALAGNA, AS TRUSTEE, UNDER THE PROVISIONS OF A DECLARATION OF TRUST DATED THIS 11TH DAY OF AUGUST, 2012, AND KNOWN AS THE JUDE T. ALAGNA 2012 REVOCABLE DECLARATION OF TRUST, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 official seal this 23 day of May 2015

Francisca Romero
Notary Public
My commission expires: 2/13/19



UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

The following described real estate, situated in the County of Cook in the State of Illinois, to wit:

LOT 42 IN ORIOLE PARK, BEING A SUBDIVISION OF PART OF THE WEST 8.87 CHAINS OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE EXTENDED EAST OF WEST BALMORAL AVENUE AS SHOWN ON THE PLAT OF ORIOLE SECTION 12, AFORESAID RECORDED OCTOBER 1, 1927, AS DOCUMENT NO. 9-795-855, IN COOK COUNTY, ILLINOIS.

Being the same property conveyed from JUDE T. ALAGNA to JUDE T. ALAGNA, AS TRUSTEE, UNDER THE PROVISIONS OF A DECLARATION OF TRUST DATED THIS 11TH DAY OF AUGUST, 2012, AND KNOWN AS THE JUDE T. ALAGNA 2012 REVOCABLE DECLARATION OF TRUST, dated August 11, 2012, recorded December 20, 2012, as Document No. 1235513064 in Cook County Records.

Assessor's Parcel No: 12-12-217-027-0000

Commonly known as: 5312 North Osceola Avenue, Chicago, IL 60656

City of Chicago
Dept. of Finance
692255

8/3/2015 9:15
ar00111



Real Estate
Transfer
Stamp

\$0.00

Batch 10,301,520

UNOFFICIAL COPY

AFFIDAVIT - PLAT ACT RECORDER OF COOK COUNTY

STATE OF ILLINOIS)
)ss
COUNTY OF COOK)

Affiant, Jude Alajz, being duly sworn on oath, states that he resides at 5212 N. OSCEOLA Ave Chicago IL. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. X The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision, which does not involve any new streets or easements of access.
4. The sale or exchange of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

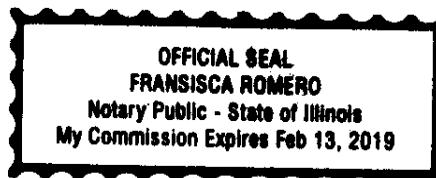
CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

By: _____

SUBSCRIBED AND SWORN to before me this 23 day of May, 20 15,

Francisca Romero
Notary Public
My commission expires: 2/13/19



UNOFFICIAL COPY

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 and hold title to real estate under the laws of the State of Illinois.

Date: May 23, 2015

Signature: [Handwritten Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on May 23, 2015.
(Impress Seal Here)

[Handwritten Signature]
Notary Public



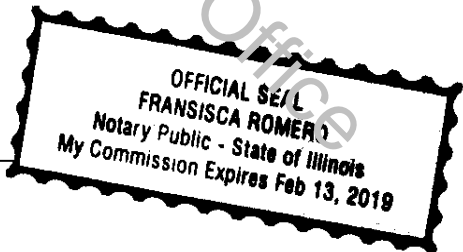
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date: May 23, 2015

Signature: [Handwritten Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me on.
(Impress Seal Here)

[Handwritten 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 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 Act.]