

UNOFFICIAL COPY



Doc#: 1521913094 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/07/2015 02:09 PM Pg: 1 of 4

QUITCLAIM DEED

GRANTOR, JAMES MCGOVERN, a single person, and STEVEN KOSTAS, a single person (herein, "Grantor"), whose address is 2 W. Delaware Pl., Unit 1708, Chicago, IL 60610, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEY AND QUITCLAIM to **GRANTEE**, STEVEN M. KOSTAS, a single person (herein, "Grantee"), whose address is 2 W. Delaware Pl., Unit 1708, Chicago, IL 60610, 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: 2 W. Delaware Pl., Unit 1708,
Chicago, IL 60610

Permanent Index Number: 17-04-435-034-1100 & -
1470

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.

City of Chicago
Dept. of Finance
692652



Real Estate
Transfer
Stamp
\$1,188.75

8/7/2015 13:47
dr00193

Batch 10.328.822

When recorded return to:

STEVEN M. KOSTAS
2 W. DELAWARE PL., UNIT 1708
CHICAGO, IL 60610

Send subsequent tax bills to:

STEVEN M. KOSTAS
2 W. DELAWARE PL., UNIT 1708
CHICAGO, IL 60610

This instrument prepared by:

STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

CCRD REVIEWER

UNOFFICIAL COPY

Dated this 7th day of MAY, 2015

GRANTOR

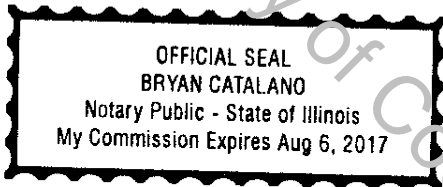
[Signature]
James McGovern

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on May 7, 2015, by James McGovern.

[Affix Notary Seal]

Notary Signature: [Signature]
Printed name: Bryan Catalano
My commission expires: 8/6/2017



GRANTOR

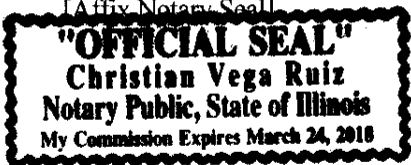
[Signature]
Steven Kostas

STATE OF IL
COUNTY OF Cook

This instrument was acknowledged before me on August 4, 2015, by Steven Kostas.

[Affix Notary Seal]

Notary Signature: [Signature]
Printed name: Christian Vega - Ruiz
My commission expires: March 24, 2018



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

8/7/15
Date

UNOFFICIAL COPY

EXHIBIT A

[Legal Description]

PARCEL 1:

UNIT 1708 AND GU-279 IN THE WALTON ON THE PARK SOUTH CONDOMINIUM, AS DELINEATED ON A SURVEY OF THAT PORTION OF LOT 5 IN WALTON ON THE PARK SUBDIVISION RECORDED SEPTEMBER 10, 2008 AS DOCUMENT 0825418053 IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4 AND IN THE SOUTH FRACTIONAL HALF OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED UPON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 1014716029AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. [THE DESCRIBED PARCEL 1 IS ALSO KNOWN AS LOT 1 IN THE WALTON ON THE PARK SOUTH SUBDIVISION.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-96, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, RECORDED AS DOCUMENT NUMBER 1014716029.

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.

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

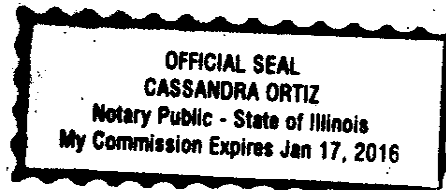
Dated 08-07, 2015

Signature: _____

[Handwritten Signature]

Grantor or Agent

Subscribed and sworn to before me
By the said James McGovern
This 6th day of August, 2015
Notary Public [Signature]



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.

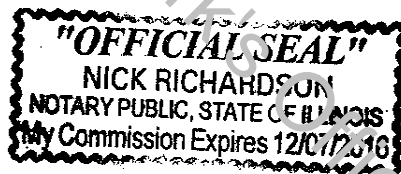
Date August 5th, 2015

Signature: _____

[Handwritten Signature]

Grantee or Agent

Subscribed and sworn to before me
By the said Steven Rostas
This 5th day of August, 2015
Notary Public [Signature]



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 ABL to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)