

UNOFFICIAL COPY

After Recording Return to:
Title Source, Inc.
662 Woodward Avenue
Detroit, MI 48226

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:
60400264

Mail Tax Statements To:
Michael Martinez
Andres Eloisa
2540 W. Diversey Ave.
Apt. 303
Chicago, IL 60647

Tax Parcel ID Nos.:
13-25-227-044-1009,
13-25-227-044-1026



Doc#: 1525745024 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/14/2015 08:58 AM Pg: 1 of 5

QUITCLAIM DEED

60400264-3044032
Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: [Signature], date 7/1/15
MICHAEL MARTINEZ

By: [Signature], date 7-1-15
ALEJANDRINO ARELLANO

Dated this 1st day of July, 2015. WITNESSETH, that, MICHAEL MARTINEZ, a married man, and ALEJANDRINO ARELLANO, an unmarried man, 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 MICHAEL MARTINEZ, a married man, and ANDRES ELOISA, an unmarried man, and MAGALI ELOISA, an unmarried woman, as joint tenants with rights of survivorship and not as tenants in common, residing at 2540 West Diversey Avenue, Apartment 303, Chicago, Illinois 60647, 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 2540 West Diversey Avenue, Apartment 303, Chicago, Illinois 60647, and legally described as follows, to wit:

When Recorded Return to:
Indecomm Global Services
As Recording Agent Only
1260 Energy Lane
St. Paul, MN 55108

City of Chicago
Dept. of Finance
694365



Real Estate
Transfer
Stamp
\$0.00

9/14/2015 8:23
3049

Batch 10,505.317

CCRD REVIEWER

[Signature]

UNOFFICIAL COPY

The following described property:

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

Assessor's Parcel Nos: 13-25-227-044-1009, 13-25-227-044-1026

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

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.

By: *[Signature]*
MICHAEL MARTINEZ

By: *[Signature]*
ALEJANDRINO ARELLANO

STATE OF ILLINOIS)
COUNTY OF Cook) ss.

I, *M. Diana Taylor*, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that MICHAEL MARTINEZ and ALEJANDRINO ARELLANO, 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 official seal this 10th day of July 2015.



M. Diana Taylor
Notary Public M. Diana Taylor
My commission expires: 11/9/2015

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

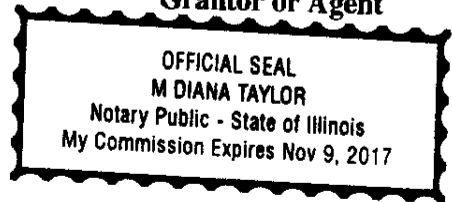
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 July 1, 2015

[Handwritten Signature]

Signature: _____

Grantor or Agent



Subscribed and sworn to before me
By the said Grantor
This 1st day of July, 2015
Notary Public M Diana Taylor

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.

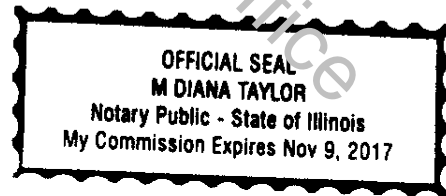
Date July 1, 2015

[Handwritten Signature]

Signature: _____

Grantee or Agent

Subscribed and sworn to before me
By the said Grantee
This 1st day of July, 2015
Notary Public M Diana Taylor



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

UNOFFICIAL COPY

AFFIDAVIT - PLAT ACT

RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

ss


COUNTY OF COOK)

Michael Martinez, being duly sworn on oath, states that he resides at: 2540 W. Diversey Ave., Apt 303, Chicago, Illinois 60647 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

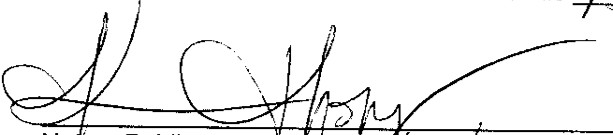
1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of 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.

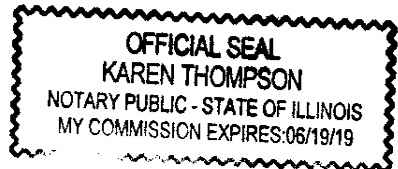
CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

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.


 Michael Martinez

SUBSCRIBED AND SWORN to before me this 15th day of August, 2015.


 Notary Public
 My commission expires: 6/19/2019



UNOFFICIAL COPY

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 13-25-227-044-1009, 13-25-227-044-1026

Land Situated in the County of Cook in the State of IL

Parcel 1:

Units 303 and P-12 in the 2540 West Diversey Condominiums as delineated on a survey of the following described real estate:

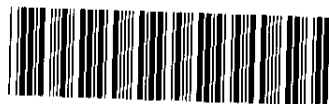
Lots 23, 24 and 25 in Block 4 in Carter's Addition to Maplewood, said addition being a Subdivision of the South 1/2 of the South East 1/4 of the Northeast 1/4 of Section 25, Township 40 North, Range 13 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium, recorded as 0722015137 and amended from time to time; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of S-7 and Roof Deck 4, a limited common element, as delineated on the survey attached to the declaration aforesaid, recorded as Document 0722015137.

"The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured."

Commonly known as: 2540 W Diversey Ave Apt 303 , Chicago, IL 60647-5452



+U05480860+

1371 8/19/2015 80036893/1