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QUIT CLAIM DEED (ILLINOIS)



Doc#: 1525845071 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/15/2015 12:16 PM Pg: 1 of 4

THE GRANTORS, PETER B. DRAGISIC, divorced and not since remarried, of the County of DuPage and State of Illinois & JANEEN M. DRAGISIC, divorced and not since remarried, of the County of Cook and State of Illinois, for and in consideration of Ten Dollars, and

RECORDER'S STAMP

other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to JANEEN M. DRAGISIC, of 1435 South Prairie Avenue, Unit D-37, Chicago, Illinois 60605, all interest in the following described real estate in the County of Cook in the State of Illinois, to wit:

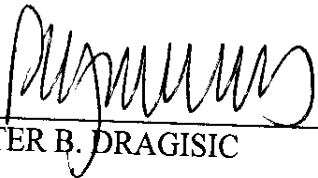
SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: 17-12-110-035-1030

Address of real estate: 1435 South Prairie Avenue, Unit D-37, Chicago, Illinois 60605
(also known as Unit J)

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

DATED this 19 day of August, 2015.



PETER B. DRAGISIC (SEAL)



JANEEN M. DRAGISIC (SEAL)

This transaction is exempt under the provisions of Paragraph E, Section 4 of the Real Estate Transfer Tax Act.

Date: 9/15/15



Mr. Derry

City of Chicago
Dept. of Finance
694441



Real Estate
Transfer
Stamp
\$0.00

9/15/2015 12:07
3049

Batch 10,514,801



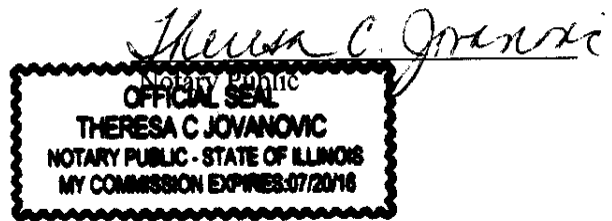
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State of Illinois,)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PETER B. DRAGISIC, divorced and not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 19th day of August, 2015.

Commission expires 7/20/16

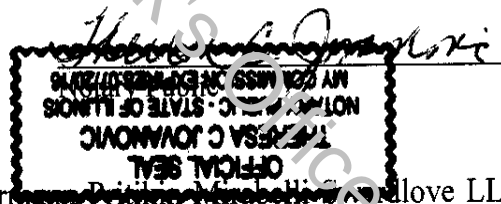


State of Illinois,)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JANEEN M. DRAGISIC, divorced and not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 19th day of August, 2015

Commission expires 7/20/16



This instrument was prepared by Grace Doherty, Beernann, Primm, Winkler & Love LLP, 161 North Clark Street, Suite 2600, Chicago, Illinois 60601.

MAIL TO:
Janeen M. Dragisic
1435 South Prairie, Unit J
Chgo, IL 60605


SEND SUBSEQUENT TAX BILLS TO:
Janeen M. Dragisic
1435 South Prairie, Unit D-37/J
Chicago, Illinois 60605

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STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR, PETER B. DRAGISIC, or his Agent affirm 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.

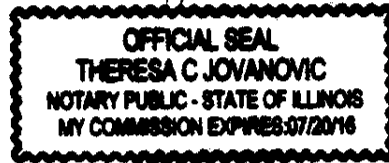
Dated: 8-19-, 2015

Signature: 
PETER B. DRAGISIC or Agent

Subscribed and Sworn to before me by the said

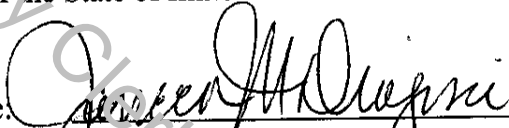
Peter B. Dragisic
this 19th day of August, 2015


Notary Public



THE GRANTEE, JANEEN M. DRAGISIC, or her Agent affirm(s) and verifie(s) 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.

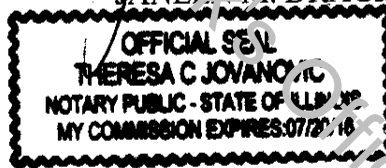
Dated: 8-19-, 2015

Signature: 
JANEEN M. DRAGISIC or Agent

Subscribed and Sworn to before me by the said

Janeen M. Dragisic
this 19th day of August, 2015


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 of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

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LEGAL DESCRIPTION

PARCEL 1:

UNIT D-37 IN PRAIRIE PLACE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION IN THE NORTHWEST QUARTER FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHEAST QUARTER OF LOT 1 IN SAID PRAIRIE PLACE TOWNHOMES SUBDIVISION; THENCE NORTH 00 DEGREES 01 MINUTE 19 SECONDS EAST 56.00 FEET ALONG THE NORTHERLY EXTENSION THEREOF; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 102.21 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 19 SECONDS WEST 1240.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 41 SECONDS WEST 102.21 FEET TO THE EAST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 01 MINUTES 19 SECONDS EAST 68.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 29, 1996 AS DOCUMENT NUMBER 96318235, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID, FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE EASEMENT AS CREATED AND SET OUT IN THE GRANT OF EASEMENT DATED DECEMBER 20, 1994 AND RECORDED DECEMBER 29, 1994 AS DOCUMENT 04080034.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID, FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE EASEMENT PARCEL AS CREATED AND SET OUT IN THE GRANT OF EASEMENT, DATED DECEMBER 20, 1994 AND RECORDED DECEMBER 29, 1994 AS DOCUMENT 04080035.

Permanent Real Estate Index Number: 17-22-110-035-1030

Commonly known as: 1435 South Prairie Avenue, Unit D-37 (also known as Unit J), Chicago, Illinois 60605