

First American Title

Order # 20710020

10F2

QUIT CLAIM DEED

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Doc#: 1529945014 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/26/2015 09:26 AM Pg: 1 of 3

The above space is for the recorder's use only

THE GRANTOR, CR Improvements, LLC, an Illinois Limited Liability Corporation, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations, CONVEYS and QUIT CLAIMS, to Christopher J. Krall, of 3804 Fairview Avenue, of the city of Downers Grove, County of Du Page, in the State of Illinois, as Tenants by the Entirety (herein after referred collectively as "GRANTEES") all interest in the following-described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Du Page and State of Illinois, and known and described as follows, namely:

UNIT 405 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 345 FULLERTON PARKWAY CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 92066230, IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 14-33-200-016-1005

Address of Real Estate: 345 West Fullerton Parkway Unit 405, Chicago, Illinois 60614

SUBJECT TO: Covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois. Exempt Under Provisions of Paragraph E, Section 4 of the Real Estate Transfer Act.

Dated: September 16, 2015

IN WITNESS WHEREOF, Grantor, has hereunto set their hand and seal this 16th day of September in the year 2015.


Christopher Krall, Member
CR Improvements, LLC

1529945014
10/26/2015
3
CCRD REVIEWER

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STATE OF ILLINOIS

COUNTY OF DU PAGE

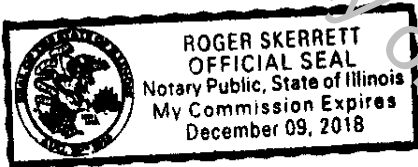
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) SS
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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Christopher Krall, as a Member of CR Improvements, LLC, personally known to me to 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, exempt provisions and waiver of the right of homestead.

Given under my hand and official seal, this 16th day of September, 2015

Roger Skerrett

Notary Public



My commission expires: 12/09/2018

This instrument was prepared by:
Hart & David, LLP
360 W. Butterfield Rd., Ste. 325
Elmhurst, Illinois 60126

Mail subsequent tax bills to:
Christopher J. Krall
3804 Fairview Avenue
Downers Grove IL, 60515

Guarantee

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4,
REAL ESTATE TRANSFER TAX ACT.

10/16/15 DATE Bob Clark BUYER, SELLER, OR THE RECEIPTIVE

REAL ESTATE TRANSFER TAX		20-Oct-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

REAL ESTATE TRANSFER TAX		20-Oct-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

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First American

First American Title Insurance Company
1 E. 22nd St., Suite 205
Lombard, IL 60148
Phone: (630)627-6334
Fax: (866)242-3159

STATEMENT BY GRANTOR AND GRANTEE

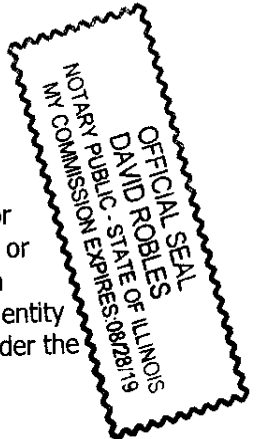
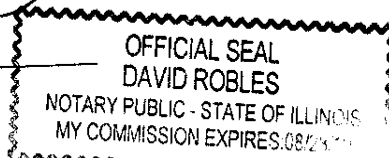
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: September 16, 2015

Signature: *Jamun K. Ahi*
Grantor or Agent

Subscribed and sworn to before me by the said _____, affiant, on
September 16, 2015.

Notary Public *David Robles*



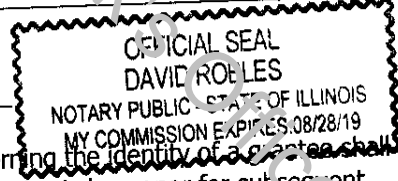
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: September 16, 2015

Signature: *Jamun K. Ahi*
Grantee or Agent

Subscribed and sworn to before me by the said _____, affiant, on
September 16, 2015.

Notary Public *David Robles*



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.)