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Doc#: 1535144049 Fee: \$44.00
RHSP Fee: \$9.00 RPPF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/17/2015 02:40 PM Pg: 1 of 4

Commitment Number: 15320362

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording, Send To:
Boston National Title Agency, LLC
129 W. Trade St., 9th Floor
Charlotte, NC 28202

Mail Tax Statements To: Alexandra M. Carlson, 40 E. Delaware Pl., 303 Chicago, IL 60611

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

December 10, 2015

17-03-209-019-1006

QUITCLAIM DEED

Carl Carlson and Miroslava Carlson, husband and wife, hereinafter grantors, whose tax-mailing address is 40 E. Delaware Pl., 303 Chicago, IL 60611, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to Alexandra M. Carlson, hereinafter grantee, whose tax mailing address is 40 E. Delaware Pl., 303 Chicago, IL 60611, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

UNIT 303 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 40 EAST DELAWARE PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 95905942, AS AMENDED, IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Tax ID# 17-03-209-019-1006

Property Address is: 40 E. Delaware Pl., 303 Chicago, IL 60611

City of Chicago
Dept. of Finance
698928



Real Estate
Transfer
Stamp

12/17/2015 14:13

55077

\$0.00

Batch 10,968,519

Bm

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The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **1016035078**

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Executed by the undersigned on December 10, 2015:

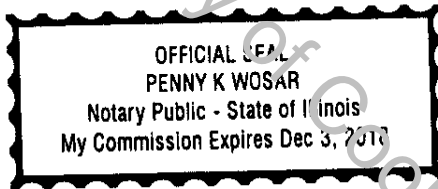
Carl Carlson
Carl Carlson

Miroslava Carlson
Miroslava Carlson

STATE OF Illinois

COUNTY OF Cook

The foregoing instrument was acknowledged before me on December 10, 2015 by Carl Carlson and Miroslava Carlson, who are personally known to me or have produced Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



Penny K Wosar
Notary Public

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: 12-16-2015

Amy Carlson
Buyer, Seller or Representative
Amy Carlson

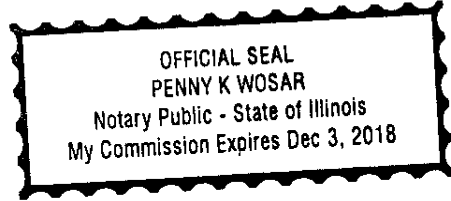
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STATEMENT BY GRANTOR AND GRANTEE

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 land trust is either a natural person, and 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 December 10, 2015

Carl Carlson
Signature of Grantor or Agent



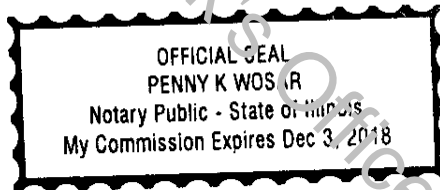
Subscribed and sworn to before
Me by the said Carl Carlson, Miroslava Carlson
this 10th day of December 2015.

NOTARY PUBLIC Penny K Wosar

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 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 December 10, 2015

Alexandra M Carlson
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Alexandra M Carlson
This 10th day of December, 2015.

NOTARY PUBLIC Penny K Wosar

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)