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Doc#: 1609056149 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/30/2016 12:09 PM Pg: 1 of 5

Dec ID 20160301682928
ST/CO Stamp 0-809-096-768
City Stamp 2-084-886-080

QUITCLAIM DEED

1516435 IL KN

GRANTOR, MATHEW CASI KROTH, a single person, and DIANE FAGER, a single person (herein, "Grantor"), whose address is 1355 W. Rosemont Ave., Unit 1, Chicago, IL 60660, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, MATHEW CASI KROTH, a single person (herein, "Grantee"), whose address is 1355 W. Rosemont Ave., Unit 1, Chicago, IL 60660, 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: 1355 W. Rosemont Ave., Unit 1,
Chicago, IL 60660

Permanent Index Number: 14-05-112-036-1010

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.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

To have and to hold said premises forever.

Dated this 13 day of January, 2016.

**MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
319 W. ONTARIO ST. #200
CHICAGO, IL 60654**

~~When recorded return to:~~

~~MATHEW CASI KROTH
1355 W. ROSEMONT AVE., UNIT 1
CHICAGO, IL 60660~~

Send subsequent tax bills to:

MATHEW CASI KROTH
1355 W. ROSEMONT AVE., UNIT 1
CHICAGO, IL 60660

This instrument prepared by:

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

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EXHIBIT A

[Legal Description]

UNIT NUMBER 1355-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN GLENROSE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 26176109 IN THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property is NOT 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.

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GRANTOR

See next page

Mathew Casi Kroth

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____, by Mathew Casi Kroth.

[Affix Notary Seal]

Notary Signature: _____

Printed name: _____

My commission expires: _____

GRANTOR

Diane Fager
Diane Fager

STATE OF IL
COUNTY OF COOK

This instrument was acknowledged before me on January 14, 2016 by Diane Fager.

[Affix Notary Seal]

Notary Signature: *Robin McGee*

Printed name: Robin McGee

My commission expires: 1/12/2019



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

Diane Fager
Signature of Buyer/Seller/Representative

^{DF}
1-14-2016
Date

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GRANTOR

Mathew C Kroth
Mathew Casi Kroth

STATE OF New York
COUNTY OF New York

This instrument was acknowledged before me on January 13, 2016, by Mathew Casi Kroth.

[Affix Notary Seal]

Notary Signature: *Fanny Reginal Gomez*

Printed name: Fanny R Gomez

My commission expires: 3-24-18

FANNY R GOMEZ
NOTARY PUBLIC-STATE OF NEW YORK
No. 01GO6219698
Qualified in Bronx County
My Commission Expires March 29, 2018

GRANTOR

See previous page
Diane Fager

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____, by Diane Fager.

[Affix Notary Seal]

Notary Signature: _____

Printed name: _____

My commission expires: _____

EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

Signature of Buyer/Seller/Representative

Date

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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 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 ILLINOIS.

Dated 1/13/2016

SIGNATURE [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Mathew Cass Kroth this 13 (th) day of January, 2016.

Notary Public [Signature]

FANNY R GOMEZ
NOTARY PUBLIC-STATE OF NEW YORK
No. 01GO6219698
Qualified in Bronx County
My Commission Expires March 29, 2018

THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES 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, 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: 1/14/16

SIGNATURE [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Josh Leeds this 14 (th) day of January, 2016.

Notary Public [Signature]

OFFICIAL SEAL
MEAGHAN WALSH
Notary Public - State of Illinois
My Commission Expires Sep 1, 2017

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.