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



Doc#: 1611029000 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/19/2016 09:40 AM Pg: 1 of 5

Instrument Prepared by:
Kevin T. Kavanaugh, Esq.
3331 W. Big Beaver, Ste. 109
Troy, MI 48064
Licensed in IL, Bar ID No
6280331

Order Number:
61390812 - 3395836

Mail Tax Statement To:
Molly A. Mounce
Kevin J. Mounce
4614 Rockcrest Ct.
Zionsville, IN 46077

Tax Parcel ID#
14-17-226-020-1015,
14-17-222-023-1028

QUITCLAIM DEED

Tax Exempt under provision of Paragraph 1, Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: Molly A. Mounce, date 3/25/16
MOLLY A. MOUNCE

Dated this 25th day of MARCH, 2016. WITNESSETH, that, MOLLY A. MOUNCE ~~W/K/A~~ MOLLY HUTCHISON, a married woman, whose mailing address is 4614 Rockcrest Court, Zionsville, IN 46077, 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 MOLLY A. MOUNCE and KEVIN J. MOUNCE, wife and husband, as tenants by the entirety, residing at 4614 Rockcrest Court, Zionsville, IN 46077, 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 913 West Sunnyside Avenue, Chicago, IL 60640, and legally described as follows, to wit:

The following described property:

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

Assessor's Parcel No: 14-17-226-020-1015, 14-17-222-023-1028

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

BM

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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: Molly A Mounce f/k/a Molly Hutchison
MOLLY A MOUNCE f/k/a MOLLY HUTCHISON

STATE OF Indiana)
COUNTY OF Boone) ss.


I, Ryan C Ison, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that MOLLY A. MOUNCE f/k/a MOLLY HUTCHISON, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 25th day of March 2016.



RYAN C. ISON
Resident of Marion County
Commission Expires 05/10/2017

Ryan C Ison
Notary Public RYAN C ISON
My commission expires:

REAL ESTATE TRANSFER TAX		19-Apr-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		19-Apr-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-17-226-020-1015 | 20160201669730 | 1-411-662-144

14-17-226-020-1015 | 20160201669730 | 0-629-129-536

* Total does not include any applicable penalty or interest due.

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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 of Illinois.

Dated MARCH 25, 2016

Signature: Molly A. Mounce f/for Molly Hutchinson
Grantor or Agent

Subscribed and sworn to before me
By the said Molly A. Mounce f/for Molly Hutchinson
This 25th day of MARCH, 2016
Notary Public Ryan C. Ison


 RYAN C. ISON
Resident of Marion County
Commission Expires 06/10/2017

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 MARCH 25, 2016

Signature: Molly A. Mounce
Grantee or Agent

Subscribed and sworn to before me
By the said Molly A. Mounce and Kevin J. Mounce
This 25th day of MARCH, 2016
Notary Public Ryan C. Ison

 RYAN C. ISON
Resident of Marion County
Commission Expires 06/10/2017

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.)

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AFFIDAVIT - PLAT ACT

RECORDER OF COOK COUNTY

Indiana
STATE OF ~~ILLINOIS~~

ss

COUNTY OF ~~COOK~~ Boone

MOLLY A. MOUNCE and KEVIN J. MOUNCE, being duly sworn on oath, states that she resides at 913 West Sunnyside Avenue, Chicago, IL 60640 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following

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 she 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.

Molly A. Mounce

SUBSCRIBED AND SWORN to before me this 25th day of March, 2016

Ryan C. Ison
Notary Public
My commission expires: 05/10/2017

 RYAN C. ISON
Resident of Marion County
Commission Expires 05/10/2017

UNOFFICIAL COPY**EXHIBIT A - LEGAL DESCRIPTION**

Tax Id Number(s) 14-17-226-020-1015, 14-17-222-023-1023

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

PARCEL 1: UNIT NUMBER 910-1 IN TERESA TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 30 (EXCEPT THE WEST 46 2/3 FEET) ALL OF LOT 31 AND THE WEST 10 FEET OF LOT 32 IN A. T. GALT'S SHERIDAN ROAD SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 08005033, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: UNIT NUMBER P-82 IN THE EAST SUNNYCOURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN SUBDIVISION OF LOTS 16 AND 17 AND THE EAST 1/2 OF LOT 18 IN H. J. WALLINGFORD'S SUBDIVISION OF 45 RODS SOUTH OF AND ADJOINING THE NORTH 55 RODS OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 08005034 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Commonly known as: 919 W Sunnyside Ave #1, Chicago, IL 60640-6067



U05765841

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