



1618016000

QUITCLAIM DEED

Doc#: 1618016000 Fee: \$46.25
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/28/2016 09:39 AM Pg: 1 of 4

GRANTORS, Pedro Serrate (a/k/a) Pedro A. Serrate and Lindsey Greenberg Serrate (a/k/a) Lindsey C. Greenberg Serrate, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars, in hand paid, CONVEY and QUITCLAIM TO

GRANTEES, Pedro A. Serrate and Lindsey C. Greenberg Serrate as co-trustees of the Pedro A. Serrate Trust dated July 6, 2008 as to an undivided one-half interest, and Lindsey C. Greenberg Serrate and Pedro A. Serrate, as co-trustees of the Lindsey C. Greenberg Serrate Trust dated July 6, 2008 as to an undivided one-half interest, of 2455 W. Ohio Street #6E, Chicago, Illinois 60612, not as joint tenants but as TENANTS IN COMMON,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Subject to: General taxes not yet due; covenants, conditions and restrictions of record.

Permanent Index Number: 16-12-217-023-1029
Address: 2455 W. Ohio Street #6E, Chicago, Illinois 60612

Dated this 25th day of April, 2016.

REAL ESTATE TRANSFER TAX



16-12-217-023-1029

COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

18-May-2016

20160501605045 | 1-974-331-712

[Signature]
Pedro Serrate

[Signature]
Lindsey Greenberg Serrate

This transaction is exempt from transfer tax pursuant to 35 ILCS 200/31-45(e).
Date: 4/25/2016
Agent for Grantor(s)

yes
yes
no
yes

Table with 2 columns: REAL ESTATE TRANSFER TAX, 18-May-2016. Rows: CHICAGO: 0.00, CTA: 0.00, TOTAL: 0.00

Table with 2 columns: REAL ESTATE TRANSFER TAX, 18-May-2016. Rows: COUNTY: 0.00, ILLINOIS: 0.00, TOTAL: 0.00

16-12-217-023-1029 | 20160501605045 | 0-314-863-936

16-12-217-023-1029 | 20160501605045 | 1-974-331-712

Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

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 Pedro Serrate (a/k/a) Pedro A. Serrate and Lindsey Greenberg Serrate
(a/k/a) Lindsey C. Greenberg Serrate, husband and wife, personally known to me to be the
same persons whose names are subscribed to the foregoing instrument, appeared before me this
day in person, and acknowledged that they signed, sealed and delivered the said instrument as
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 and official seal, this 25th day of April

2016.

Notary Public
My Commission expires 11/22/16
OFFICIAL SEAL
NEALE GEITNER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/22/16

Prepared by & return to:

Neal Geitner
O'Halloran Kosoff Geitner & Cook, LLC
650 Dundee Rd., Suite 475
Northbrook, Illinois 60062
Telephone: (847) 291-0200
Fax: (847) 291-9230
Email: ngeitner@okgc.com

Mail tax bill to

Pedro and Lindsey Serrate, Co-Trustees
2455 W Ohio Street #6E
Chicago, Illinois 60612

UNOFFICIAL COPY

LEGAL DESCRIPTION

UNIT 6E IN SMITH PARK COMMONS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 14 TO 22, BOTH INCLUSIVE AND VACATED ALLEY SOUTH OF AND ADJOINING LOT 18 IN BLOCK 2 IN GAGE AND MICKEY'S SUBDIVISION OF BLOCK 9 IN WRIGHT AND WEBSTER'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 08170139, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 16-12-217-023-1029

Address: 2455 W. Ohio Street #6E, Chicago, Illinois 60612

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 attached 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.

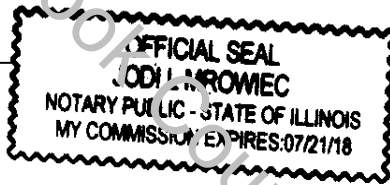
Dated: 4/25/2016

Signature: _____

Neal Geitner, Grantor's Agent

Subscribed and sworn to before me by the said Neal Geitner this 25th day of April, 2016.

Jodi L Mrowiec
Notary Public



The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the attached 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: 4/25/2016

Signature: _____

Neal Geitner, Grantee's Agent

Subscribed and sworn to before me by the said Neal Geitner this 25th day of April, 2016.

Jodi L Mrowiec
Notary Public

