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Doc#: 1619444064 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/12/2016 03:38 PM Pg: 1 of 5

Commitment Number: OS3300-16015870

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:
Title365 / Post-Closing
420 Rouser Rd., Bldg 3, Suite 5, Coraopolis, PA 15108

Mail Tax Statements To: **Claudia Smith and Prentiss Smith: 257 West 114th Street Chicago, IL 60628-4159**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
25-21-226-001-0001

QUITCLAIM DEED

16182-54
BOX 162

Claudia Smith, who acquired title as Claudia Hawkins Howard married to Prentiss Smith, hereinafter grantor, whose tax-mailing address is 257 W 114th ST BOX 162, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grants and quitclaims to Claudia Smith and Prentiss Smith, wife and husband, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is 257 West 114th Street Chicago, IL 60628-4159, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Chicago, County of Cook, State of IL, and is described as follows:

Lot 46 in Block 7 in Sherman and Krutz's Roseland Park addition to Pullman a subdivision of part of the South West 1/4 of the North East 1/4 of Section 21, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Being the same property conveyed from Fannie Hawkins, Widow not since remarried to

CORD REVIEW

Ry

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Claudia Hawkins Howard, divorce not since remarried by deed dated May 9, 1994 and recorded May 17, 1994 in Instrument Number 94443103, of Official Records.

APN: 25-21-226-001-0000

Property Address is: 257 West 114th Street Chicago, IL 60628-4159

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 grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **94443103**

Executed by the undersigned on 06-16 2016:

*Claudia Smith, whom acquired title
as Claudia Hawkins Howard &*

**Claudia Smith, who acquired title as
Claudia Hawkins Howard**

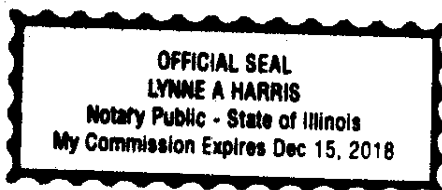
Prentiss Smith

Prentiss Smith

STATE OF Illinois
COUNTY OF COOK

The foregoing instrument was acknowledged before me on 06-16, 2016 by **Claudia Smith, who acquired title as Claudia Hawkins Howard and Prentiss Smith** who are personally known to me or have produced Illinois D.L. 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.

Lynne A. Harris
Notary Public



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**MUNICIPAL TRANSFER STAMP
(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP
(If Required)**

EXEMPT under provisions of Paragraph E ^{35 ILCS 200/} Section 31-45, Property Tax Code.



Date: 06-16-16

Alexia Smith
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX	13-Jul-2016
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

25-21-226-001-0000 | 20160701630003 | 0-490-499-392

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

REAL ESTATE TRANSFER TAX	13-Jul-2016
  COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

25-21-226-001-0000 | 20160701630003 | 1-771-396-032

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

State of ~~Illinois~~ Pennsylvania
} SS.

County of Allegheny

Sam Messersmith, being duly sworn on oath, states that Claudia Smith
Prentiss Smith resides at 257 West 114th St, Chicago IL 60628. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions 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 parcels of land between owners of adjoining and contiguous land.
5. The conveyance 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 of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance 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. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

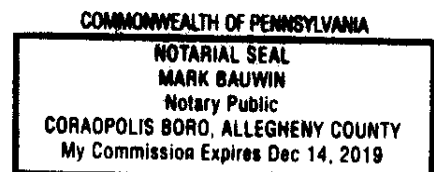
Affiant further state that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

[Signature]

SUBSCRIBED and SWORN to before me

this 24 day of June, 2016.

[Signature]



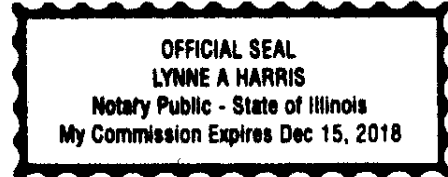
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STATEMENT BY GRANTOR AND GRANTEE

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 06-16, 2016

Claudia Smith
Signature of Grantor or Agent



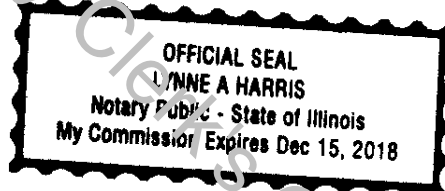
Subscribed and sworn to before
Me by the said Claudia Smith
this 16 day of June
2016.

NOTARY PUBLIC Lynne A. Harris

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 06-16, 2016

Prentiss Smith
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said PRENTISS SMITH
This 16 day of June
2016.

NOTARY PUBLIC Lynne A. Harris

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.)