

UNOFFICIAL COPY



Doc#: 1621028003 Fee: \$46.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/28/2016 01:35 PM Pg: 1 of 5

Commitment Number: OS3300-16020709

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

EXEMPT FROM TRANSFER TAX  
35 ILCS 200/31-45(e) consideration is less than \$100

Mail Tax Statements To: **Mary Metzger: 10701 South Talman Avenue, Chicago, IL 60655-1724**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**24-13-403-001-0000**

**QUITCLAIM DEED**

**Martin W. Metzger** married to **Teresa Metzger**, hereinafter grantor, whose tax mailing address is **8247 Pecan Pl., Frankfort, IL 60423**, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Mary Metzger**, hereinafter grantee, whose tax mailing address is **10701 South Talman Avenue, Chicago, IL 60655-1724**, 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 5 in Block 24 in O. Reuter's and Company's First Addition to Morgan Park Manor, a Subdivision of Blocks 1, 2, 7 and 8 in the Subdivision of the West 1/2 of the Southeast 1/4 of Section 13, Township 37 North, Range 13, East of the Third Principal Meridian (except the South 240 feet of the West 1/2 of Block 2 and the North 120 feet of said Block 2 in Chicago) in Cook County, Illinois.

CCRD REVIEW  
A

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**Being the same property conveyed from Mary L. Metzger, an unmarried woman to Martin W. Metzger, a married man by deed dated July 3, 2013 and recorded July 8, 2013 in Instrument Number 1318929059 of Official Records.**

**Property Address is: 10701 South Talman Avenue, Chicago, IL 60655-1724**

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 grantee forever.

REAL ESTATE TRANSFER TAX		28-Jul-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

24-13-403-001-0000 | 20160701634257 | 0-748-651-328

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

REAL ESTATE TRANSFER TAX		28-Jul-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

24-13-403-001-0000 | 20160701634257 | 1-450-656-576

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The land hereinafter referred to is situated in the City of Chicago, County of Cook, State of IL, and is described as follows: Lot 5 in Block 24 in O. Reuter's and Company's First Addition to Morgan Park Manor, a Subdivision of Blocks 1, 2, 7 and 8 in the Subdivision of the West 1/2 of the Southeast 1/4 of Section 13, Township 37 North, Range 13, East of the Third Principal Meridian (except the South 240 feet of the West 1/2 of Block 2 and the North 120 feet of said Block 2 in Chicago) in Cook County, Illinois. Being the same property conveyed from Mary L. Metzger, an unmarried woman to Martin W. Metzger, a married man by deed dated July 3, 2013 and recorded July 8, 2013 in Instrument Number 1318929059 of Official Records. APN: 24-13-403-001-0000

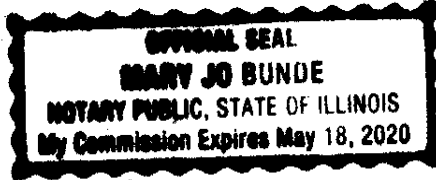
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Executed by the undersigned on July 27, 2016:

*Martin W. Metzger*  
Martin W. Metzger

*Teresa Metzger*  
Teresa Metzger



STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing instrument was acknowledged before me on July 27, 2016 by **Martin W. Metzger** and **Teresa Metzger** 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.

*Mary Jo Bunde*  
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: \_\_\_\_\_

\_\_\_\_\_  
Buyer, Seller or Representative

PROPERTY OF COOK COUNTY CLERK'S OFFICE

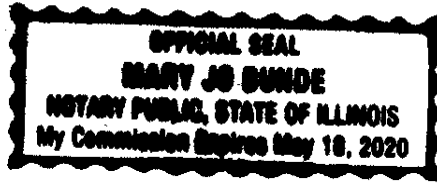
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## STATEMENT BY GRANTOR AND GRANTEE

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 July 27, 2016

X Mary Jo Bunde  
Signature of Grantor or Agent



Subscribed and sworn to before  
Me by the said GRANTOR  
this 27th day of JULY,  
2016.

NOTARY PUBLIC Mary Jo Bunde

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 July 27, 2016

X Mary L. Metzger  
Signature of Grantee or Agent



Subscribed and sworn to before  
Me by the said GRANTEE  
This 27th day of JULY,  
2016.

NOTARY PUBLIC Mary Jo Bunde

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.)

