

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

UNOFFICIAL COPY

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

Order Number:  
61828486

Instrument Prepared by:  
Kevin T. Kavanaugh, Esq.  
3331 W. Big Beaver, Ste. 109  
Troy, MI 48084  
Licensed in IL, Bar ID No.  
6280331

Mail Tax Statements To:  
Jeremias Y. Espino &  
Sonia M. Espino  
8602 W. Madison Dr.  
Niles, IL 60714

Tax Parcel ID#  
14-21-101-054-1231  
14-21-101-054-1496



Doc#: 1623029094 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/17/2016 03:44 PM Pg: 1 of 5

**QUITCLAIM DEED**

① 61828486 - 5564035  
Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: Jeremias Y. Espino, Jr., date 7-18-16  
**JEREMIAS Y. ESPINO, JR.**

Dated this 18<sup>th</sup> day of July, 2016. WITNESSETH, that, **JEREMIAS Y. ESPINO, JR.** and **SONIA M. ESPINO, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE ESPINO LIVING TRUST, DATED OCTOBER 30, 2014, AND ANY AMENDMENTS THERETO**, 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 **JEREMIAS Y. ESPINO, JR.** and **SONIA M. ESPINO**, husband and wife, as joint tenants with right of survivorship, residing at 8602 W. Madison Drive, Niles, IL 60714, 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 655 West Irving Park Road, #1610, Chicago, IL 60613, 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: 14-21-101-054-1231, 14-21-101-054-1496

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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.

REAL ESTATE TRANSFER TAX	03-Aug-2016
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



14-21-101-054-1231 | 20160601620610 | 1-461-117-760

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

*Jeremias Y. Espino, Jr., Trustee*

**JEREMIAS Y. ESPINO, JR.,**  
TRUSTEE of the ESPINO LIVING TRUST,  
DATED OCTOBER 30, 2014, AND ANY  
AMENDMENTS THERETO

*Sonia M. Espino, Trustee*

**SONIA M. ESPINO,**  
TRUSTEE of the ESPINO LIVING TRUST,  
DATED OCTOBER 30, 2014, AND ANY  
AMENDMENTS THERETO

STATE OF Illinois  
COUNTY OF Cook

I, Ada Marcia Stevens, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **JEREMIAS Y. ESPINO, JR.** and **SONIA M. ESPINO, TRUSTEES OF THE ESPINO LIVING TRUST, DATED OCTOBER 30, 2014, AND ANY AMENDMENTS THERETO**, 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 10<sup>th</sup> day of July 2016.

REAL ESTATE TRANSFER TAX	18-Aug-2016
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

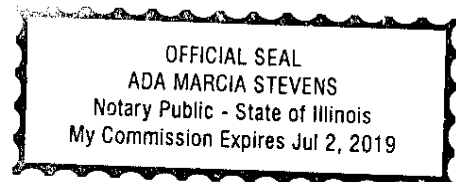


14-21-101-054-1231 | 20160601620610 | 1-591-604-032

*Ada Marcia Stevens*

Notary Public

My commission expires: 7-2-19  
*Ada Marcia Stevens*



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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.

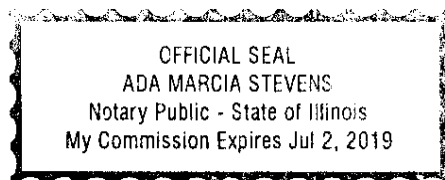
Dated 7/18, 2016.

Signature: Jeremias Y. Espino Jr.  
Grantor or Agent

Signature: Sonia M. Espino  
Grantor or Agent

Subscribed and sworn to before me Ada Marcia Stevens  
by the said, Jeremias Y Espino Jr and Sonia M Espino  
this 18<sup>th</sup> day of July, 2016.

Notary Public: Ada Marcia Stevens  
Ada Marcia Stevens



The GRANTEE 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.

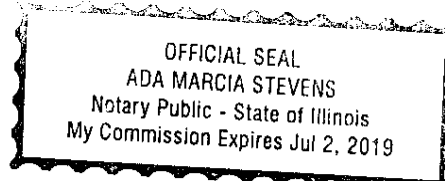
Dated 7/18, 2016.

Signature: Jeremias Y. Espino Jr.  
Grantee or Agent

Signature: Sonia M. Espino  
Grantee or Agent

Subscribed and sworn to before me Ada Marcia Stevens  
by the said, Jeremias Y Espino Jr and Sonia M Espino  
this 18<sup>th</sup> day of July, 2016.

Notary Public: Ada Marcia Stevens  
Ada Marcia Stevens



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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## AFFIDAVIT – PLAT ACT

### RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

SS

COUNTY OF COOK)

Jeremias Y. Espino, Jr., being duly sworn on oath, states that he resides at 655 West Irving Park, #1610, Chicago, IL 60613 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 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.

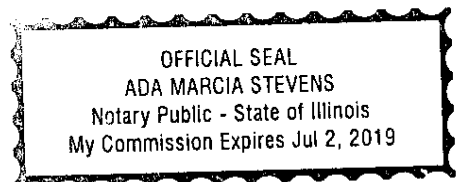
### CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

Affiant further states that he 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 or land are met by the attached deed and the tract described therein.

Jeremias Y. Espino, Jr.

SUBSCRIBED AND SWORN to before me this 18<sup>th</sup> day of July, 2016

Ada Marcia Stevens  
Notary Public  
My commission expires: 7-2-19  
ADA MARCIA STEVENS



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## EXHIBIT A

### LEGAL DESCRIPTION

The following described property:

Units 1610 and B-15 in Park Place Tower 1, a Condominium as delineated on Plat of Survey, which Plat of Survey is attached as Exhibit "E" to the Declaration of Condominium recorded October 31, 2001 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 001020878, together with a percentage of the common elements appurtenant to the Unit as set forth in said Declaration of Condominium, in the Northwest Fractional  $\frac{1}{4}$  of Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Being the same property conveyed By Deed from JEREMIAS Y. ESPINO, JR. and SONIA M. ESPINO, his wife to JEREMIAS Y. ESPINO, JR. and SONIA M. ESPINO, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE ESPINO LIVING TRUST, DATED OCTOBER 30, 2014, AND ANY AMENDMENTS THERETO, Dated October 30, 2014, Recorded May 1, 2015 as Document Number 1512150015.

Parcel ID: 14-21-101-054-1231, 14-21-101-054-1496

Commonly known as: 655 West Irving Park Road, #1610, Chicago, IL 60613



+U05911168+

1632 7/22/2016 80393597/1