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After Recording Return to:

Title Source, Inc.
662 Woodward Avenue
Detroit, MI 48226

Instrument Prepared by:

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



1627945074D

Doc# 1627945074 Fee \$46.00

RHSP Fee:\$9.00RPRF Fee \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 10/05/2016 11:17 AM Pg: 1 of 5

Order Number:

61828652

Mail Tax Statements To:

Todd R. Lewis &
Brian C. Via
4350 North Broadway Street
Apartment 906
Chicago, IL 60613

Tax Parcel ID#

14-17-403-056-1142;

14-17-403-056-1055;

14-17-403-056-1056

Revised 1st

8/21/16

QUITCLAIM DEED

61828652-3611901

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

By: *Todd R. Lewis*

TODD R. LEWIS

date *8/22/16*

Dated this *22* day of *AUGUST*, 20*16*. WITNESSETH that, **TODD R. LEWIS**, a single man, of the County of Cook, State of Illinois, 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 **TODD R. LEWIS**, a single man, and **BRIAN C. VIA**, a single man, not as tenants in common, but as joint tenants with right of survivorship, residing at 4350 North Broadway Street, Apartment 906, Chicago, IL 60613, 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 4350 North Broadway Street, Apartment 906, 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: 14-17-403-056-1142; 14-17-403-056-1055; 14-17-403-056-1056

RECORDED

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

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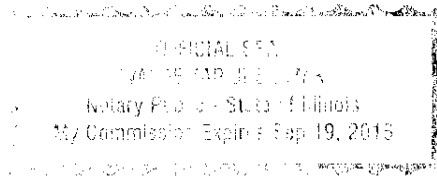
STATEMENT BY GRANTOR AND GRANTEE

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 8/22, 2016

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said TODD R LEWIS
This 22, day of AUG., 2016
Notary Public [Signature]

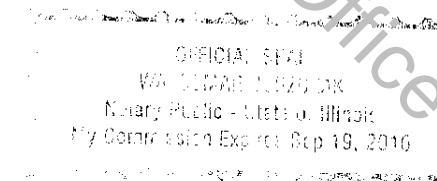


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 8/22, 2016

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said BRIAN CIVIC
This 22, day of AUG., 2016
Notary Public [Signature]



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

STATE OF ILLINOIS)

ss



COUNTY OF COOK)

TODD R. LEWIS and BRIAN VIA being duly sworn on oath, states that she resides at 4350 North Broadway Street, Apartment 906, Chicago, IL 60613 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

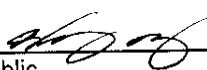
- ① The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of 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.

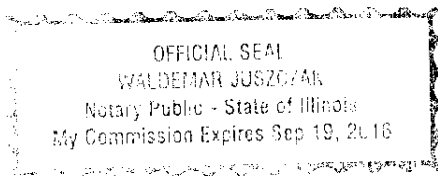
Affiant further states that she makes this affidavit for the purpose of inducing the Recorder of Deeds of COOK County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.


 Todd R. Lewis
 
 Brian Via

SUBSCRIBED AND SWORN to before me this 22 day of AUG., 2016


 Notary Public
 My commission expires: 9-19-16

WALDEMAR JUSZCZAK



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EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 14-17-403-056-1142, 14-17-403-056-1055, 14-17-403-056-1056

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

UNIT 906 AND 9-31 IN BUENA POINTE CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1 THROUGH 4 IN BLOCK 2 IN BUENA PARK, A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNER, HI, RECORDED FEBRUARY 26, 2004 AS DOCUMENT NO. 0405732139 AS AMENDED FROM TIME TO TIME TOGETHER WITH THEIR 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: 4350 n Broadway St Apt 906 Apartment 905 Chicago, IL 60613



U05973690

1371 9/6/2016 80444312/1