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After Recording Return to:

Title Source Inc. 662 Woodward Avenue Denoit, 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

Order Number: 61828652

Mail Tax Statements To:

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

Tax Parcel 1D#

14-17-403-056-1142; 14-17-403-056-1055; 14-17-403-056-1056

80444273

1677945874D

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

QUITCLAIM DEED

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

By: TOPOR LEWIS

_, date 8/22/16

Dated this 22 day of August 1, 20 6. WITNESSFTH 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, ones 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: <u>14-17-403-056-1142</u>; <u>14-17-403-056-1055</u>; <u>14-17-403-056-1056</u>

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

1627945074 Page: 2 of 5 1

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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

Grantor Control of the control of th
By: MININIO
TÓDIFR. LEWIS
STATE OF
COUNTY OF <u>cook</u>) ss.
, 'C
I, Walcoman Toszczak 2 Notary Public in and for said County and Sta
aforesaid, DO HEREBY CERTIFY that TODD R. LEVIS , personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing justifument, appeared before me this day
person, and acknowledged that he/she/they signed, sealed and delivered the said instrument
his/her/their free and voluntary act, for the uses and purposes the ein set forth, including the release at
waiver of the right of homestead.
Given under my hand official seal this 22 day of AUG. 2016.
and through madellinearly transformed to an other construction of the construction of

WALDEMAR JUSZCZAK

Notary Public My commission expires: JUSZCZYK

REAL ESTATE TRA	NSFER TAX	05-Oct-2016	
	CHICAGO:	0.00	
	CTA:	0.00	
	TOTAL:	0.00	

14-17-403-056-1142 | 20160801650528 | 1-780-537-152

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



COUNTY: ILLINOIS: TOTAL:

20160801650528 | 0-716-134-208

05-Oct-2016 0.00

0.00

0.00

1627945074 Page: 3 of 5 1

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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.

0000

Dated 8 / 20 //	
	Signature: Milling
	Grantor or Agent
Subscribed and assess to be for	te and the second control desired the second and the second control to the second between the second between the
Subscribed and sworn to before me	O HWALSEA
By the said TORD R LEWIS	Type 1号 MAD 近日 177 A Notary Pto は - State of Milliots
This 22, day of 108	1 My Commission Expires Sep. 19, 2015
Notary Public May	· · · · · · · · · · · · · · · · · · ·
English NSRCZ	11 V
The grantee or his agent affirms and verified the	at the name of the grantee shown on the deed or
assignment of beneficial interest in a land trust l	s either a natural person, an Illinois corporation of
toreign corporation authorized to do business or	acquire and hold title to real estate in Illinois a
partnership authorized to do business or acquire a	nd hold atle to real estate in Illinois or other entity
recognized as a person and authorized to do busine	ss or acquire title to real estate under the laws of the
State of Illinois.	
C/22	
Date <u>8/22</u> , 20/6	· O _A ,
Si	ignature:
	Grantee or Agent
Subscribed and assume to before as	The same many through the secretarion to the second was sometiments
Subscribed and sworn to before me	OPPICIAL SPAI
By the said BRIAN CVIR	WAY COMME SUBJECTIVE
This <u>22</u> , day of <u>AUG</u> . , 20/6	Notary Public - Utata of Illinois
Notary Public	My Commission Expires Sep 19, 2016
WHIS ENVOY DUS ZCZAK	and the second of the second o
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 of	fense and of a Class A misdemeanor for subsequen

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.)

1627945074 Page: 4 of 5 +

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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:

- 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 of 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 t etyleen owners of adjoining and contiguous land,
- 5. The conveyance is of parcels of land or interests therein for use as right of wayfor railroads or other public utility facilities, which does not involve any new streets or casements 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 structs of 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 CCCK County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of and are met by the attached deed and the tract described therein.

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

Notary Public

My commission expires: 9-19-16

WAIDLAWAR JUSTCZIAC

OFFICIAL SEAL WALDEMAR JUSZC/AN Notary Public - State of Illinois My Commission Expires Sep 19, 2016

1627945074 Page: 5 of 5 11

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EXHIBIT A - LEGAL DESCRIPTION

Tax ld Number(s): 1/-17-403-056-1142, 14-17-403-056-1055, 14-17-403-056-1056

Land Situated in the Courty 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) F.ECORDED 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 COO'S 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 303. Chicago, IL 60613 C/O/A/S O/A/CO

1371 9/6/2016 80444312/1