

# UNOFFICIAL COPY

Doc#: 1628039038 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/06/2016 10:16 AM Pg: 1 of 4

Dec ID 20161001666680  
ST/CO Stamp 0-997-578-560  
City Stamp 0-982-472-512

## QUITCLAIM DEED

1613784 IL

GRANTOR, EMILY ZIMMERMAN, who acquired title as EMILY WEFEL, a married woman, joined by her spouse, MATTHEW ZIMMERMAN (herein, "Grantor"), whose address is 4300 Johnson Ave., Western Springs, IL 60558, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, MATTHEW ZIMMERMAN and EMILY ZIMMERMAN, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 4300 Johnson Ave., Western Springs, IL 60558, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 1001 W Madison St. Apt. 504,  
Chicago, IL 60607

Permanent Index Number: 17-17-203-030-1150 & -  
1107

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

To have and to hold said premises forever.

Dated this 20 day of August, 2016.

**MAIL TO: RAVENSWOOD  
TITLE COMPANY, LLC**  
319 W. ONTARIO ST. #200  
CHICAGO, IL 60654

### When recorded return to:

~~MATTHEW ZIMMERMAN  
EMILY ZIMMERMAN  
4300 JOHNSON AVE  
WESTERN SPRINGS, IL 60558~~ *ke*

### Send subsequent tax bills to:

MATTHEW ZIMMERMAN  
EMILY ZIMMERMAN  
4300 JOHNSON AVE.  
WESTERN SPRINGS, IL 60558

### This instrument prepared by:

LEILA L. HALE, ESQ.  
213 BRENTSHIRE DRIVE  
BRANDON, FL 33511

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GRANTOR

*Emily Zimmerman*  
Emily Zimmerman, who acquired title as Emily Wefel

STATE OF Illinois  
COUNTY OF Cook

This instrument was acknowledged before me on 8/20/2016, by Emily Zimmerman, who acquired title as Emily Wefel.

[Affix Notary Seal]

Notary Signature: *Maria E Guerrero*  
Printed name: Maria E Guerrero  
My commission expires: 5/28/18



GRANTOR

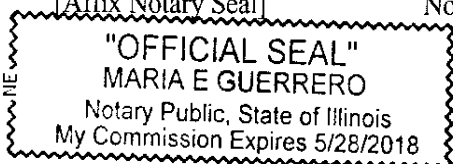
*Matthew Zimmerman*  
Matthew Zimmerman

STATE OF Illinois  
COUNTY OF Cook

This instrument was acknowledged before me on 8/20/2016, by Matthew Zimmerman.

[Affix Notary Seal]

Notary Signature: *Maria E Guerrero*  
Printed name: Maria E Guerrero  
My commission expires: 5/28/18



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

*Emily Zimmerman*  
Signature of Buyer/Seller/Representative

8/20/16  
Date

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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: 8/20/16

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Maria E. Guerrero this 20 day of August, 2016.

Notary Public [Signature]



The grantee or his/her agent affirms that, to the best of his/her 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: 8/20/16

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Maria E. Guerrero this 20 day of August, 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 the provisions of Section 4 of the Illinois Real Estate Transfer Act.)

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## EXHIBIT A

[Legal Description]

PARCEL 1:

UNIT 504 AND PARKING P-62 IN THE 1001 MADISON CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PROPERTY AND SPACE LYING BELOW A CERTAIN HORIZONTAL PLANE LOCATED 62.00 FEET ABOVE CHICAGO CITY DATUM WHICH IS CONTAINED WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THOSE PARTS OF LOTS 1 THROUGH 9, INCLUSIVE AND TAKEN AS A SINGLE TRACT, IN EDWARD K. ROGER'S SUBDIVISION OF BLOCK 1 OF CANAL TRUSTEES' SUBDIVISION, OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF BLOCK 5 OF DUNCAN'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17 AFORESAID IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE 1001 MADISON CONDOMINIUM ASSOCIATION, RECORDED ON OCTOBER 31, 2002 AS DOCUMENT NUMBER 0021203593, AND AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EXCLUSIVE RIGHT TO USE STORAGE SPACE S-64, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0021203593.

This property is NOT the homestead real property of grantor.

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*