

UNOFFICIAL COPY

After Recording Return to:

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

Order Number:

62166826

Instrument Prepared by:

Kimberly Vereb, Esq.
1174 Red Dunes Run
Avon, IN 46123
IL Bar ID No. 6244816

Mail Tax Statements To:

Eric A. Rudin &
Angela M. Rudin
2008 South Calumet Avenue
Unit B
Chicago, IL 60616

Tax Parcel ID#

17-22-315-033-0000

10/10/15

50460919

62166826 - 3653437



Doc# 1628145081 Fee \$48.00

RHSP Fee: \$9.00 PRF Fee \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 10/07/2016 04:21 PM Pg: 1 of 6

QUITCLAIM DEED

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

By: , date 9/16/16
ERIC A. RUDIN

Dated this 10th day of September, 2016. WITNESSETH, that, ERIC A. RUDIN and ANGELA M. RUDIN, Trustees of THE ERIC A. RUDIN LIVING TRUST dated October 5, 2006, as to an undivided 50% interest, and ANGELA M. RUDIN and ERIC A. RUDIN, Trustees of THE ANGELA M. RUDIN LIVING TRUST, dated October 5, 2006, as to an undivided 50% interest, 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 ERIC A. RUDIN and ANGELA M. RUDIN, husband and wife, not as tenants in common, but as joint tenants with rights of survivorship, residing at 2008 South Calumet Avenue, Unit B, Chicago, IL 60616, 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 2008 South Calumet Avenue, Unit B, Chicago, IL 60616, 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: 17-22-315-033-0000

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



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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.

By: *E. Rudin, Trustee*
ERIC A. RUDIN, Trustee of THE ERIC A. RUDIN LIVING TRUST dated October 5, 2006

REAL ESTATE TRANSFER TAX		07-Oct-2016
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
17-22-315-033-0000	20160801646039	1-093-482-304

By: *Angela M. Rudin, Trustee*
ANGELA M. RUDIN, Trustee of THE ERIC A. RUDIN LIVING TRUST dated October 5, 2006

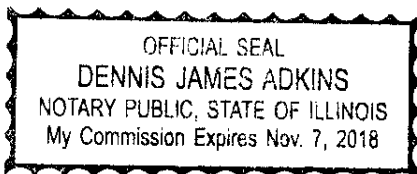
REAL ESTATE TRANSFER TAX		07-Oct-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-22-315-033-0000	20160801646039	0-994-301-760

STATE OF ILLINOIS
COUNTY OF COOK

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

I, *Dennis James Adkins*, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **ERIC A. RUDIN and ANGELA M. RUDIN, Trustees of THE ERIC A. RUDIN LIVING TRUST dated October 5, 2006**, 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 10th day of SEPTEMBER 2016.



Dennis James Adkins
Notary Public ✓ *Dennis James Adkins*
My commission expires: 11/07/2018

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Attached to and becoming a part of Deed between ERIC A. RUDIN and ANGELA M. RUDIN, Trustees of THE ERIC A. RUDIN LIVING TRUST dated October 5, 2006, as to an undivided 50% interest, and ANGELA M. RUDIN and ERIC A. RUDIN, Trustees of THE ANGELA M. RUDIN LIVING TRUST, dated October 5, 2006, as to an undivided 50% interest, as Grantor(s), and ERIC A. RUDIN and ANGELA M. RUDIN, husband and wife, as Grantee(s).

IN TESTIMONY WHEREOF, WITNESS the signature of the GRANTOR on the date first written above.

By: *Eric Rudin, Trustee*
ERIC A. RUDIN, Trustee of THE ANGELA M. RUDIN LIVING TRUST dated October 5, 2006

By: *Angela M Rudin, Trustee*
ANGELA M. RUDIN, Trustee of THE ANGELA M. RUDIN LIVING TRUST dated October 5, 2006

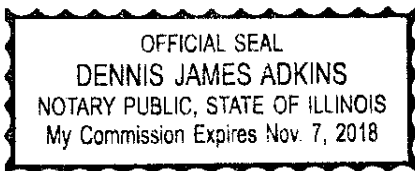
STATE OF ILLINOIS

COUNTY OF COOK

ss.

I, Dennis James Adkins, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that ANGELA M. RUDIN and ERIC A. RUDIN, Trustees of THE ANGELA M. RUDIN LIVING TRUST, dated October 5, 2006, 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 10th day of SEPTEMBER 2010



Dennis James Adkins
Notary Public ✓ Dennis James Adkins
My commission expires: 11/07/2018

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

The East 18.0 feet of the West 151.96 feet (except the North 74.10 feet) of the following described tract: Lots 5, 8 and 9 in Block 5 in George Smith's Addition to Chicago in the Southwest Fractional Quarter of Section 22 Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

Non-exclusive easement for pedestrian and vehicular ingress and egress over common area as created by declaration of covenants conditions, restrictions and easements for cornerstone of the Commonwealth Townhome Homeowner's Association recorded December 19, 2001 as Document Number 0011205320.

Being the same property conveyed by Deed from ERIC A. RUDIN and ANGELA M. RUDIN to ERIC A. RUDIN and ANGELA M. RUDIN, Trustees of THE ERIC A. RUDIN LIVING TRUST dated October 5, 2006, as to an undivided 50% interest, and ANGELA M. RUDIN and ERIC A. RUDIN, Trustees of THE ANGELA M. RUDIN LIVING TRUST, dated October 5, 2006, as to an undivided 50% interest, dated June 22, 2013, recorded August 30, 2013 as Instrument Number 1324239114.

Parcel ID: 17-22-315-033-0000

Commonly known as: 2008 South Calumet Avenue, Unit B, Chicago, IL 60616



U05994754

1632 9/20/2016 80460919/1

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AFFIDAVIT – PLAT ACT

RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

SS

COUNTY OF COOK)

ERIC A. RUDIN, being duly sworn on oath, states that he resides at 2008 South Calumet Avenue, Unit B, Chicago, IL 60616 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.

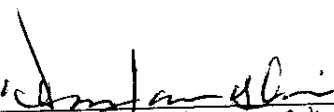
CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

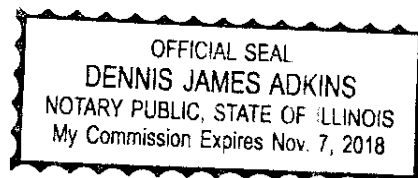
Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of COOK County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.



ERIC A. RUDIN

SUBSCRIBED AND SWORN to before me this 10th day of September, 2016.


Notary Public Dennis James Adkins
My commission expires: 11/07/2018



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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.

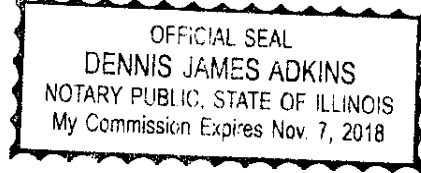
Dated September 10, 2016.

Signature: [Signature]
Grantor or Agent

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said, ERIC A. RUBIN AND ANGELO M. RUBIN, TRUSTEES this 10th day of September, 2016.

Notary Public: [Signature]
Dennis James Adkins



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, 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.

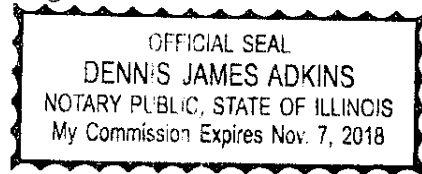
Dated September 10, 2016.

Signature: [Signature]
Grantee or Agent

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said, ERIC A. RUBIN AND ANGELO M. RUBIN this 10th day of September, 2016.

Notary Public: [Signature]
Dennis James Adkins



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.)