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Doc# 1628647154 Fee \$78.25
RHSP Fee:\$9.00RPRF Fee \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/12/2016 03:42 PM Pg: 1 of 6

QUITCLAIM DEED *1608840 IL*

GRANTOR, ROBERT A. WARD and BARBARA R. WARD, husband and wife (herein, "Grantor"), whose address is 2236 W. Armitage Ave. Apt. 303, Chicago, IL 60647, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, DAVID W. WARD and ADRIENNE V. WARD, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 2236 W. Armitage Ave. Apt. 303, Chicago, IL 60647, 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: 2236 W. Armitage Ave. Apt.
303, Chicago, IL 60647

Permanent Index Number: 14-31-137-047-1008 AND
14-31-137-047-102

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 *12* day of *July*, 20*16*

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

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

1608840 IL

When recorded return to:

DAVID W. WARD *KL*
ADRIENNE V. WARD
2236 W. ARMITAGE AVE. APT. 303
CHICAGO, IL 60647

Send subsequent tax bills to:

DAVID W. WARD
ADRIENNE V. WARD
2236 W. ARMITAGE AVE. APT. 303
CHICAGO, IL 60647

This instrument prepared by:

A. BEATRICE TRAVIS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

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GRANTOR

Robert A Ward
Robert A. Ward

STATE OF New York
COUNTY OF Westchester

This instrument was acknowledged before me on 07/12/16, by Robert A. Ward.

[Affix Notary Seal] Notary Signature: Thomas Gioiella
Printed name: Thomas Gioiella
My commission expires: 04/18/19

THOMAS GIOIELLA
Notary Public, State of New York
No. 01GI6239294
Qualified in Westchester County
Commission Expires April 18, 2019

GRANTOR

Barbara R Ward
Barbara R. Ward

STATE OF New York
COUNTY OF Westchester

This instrument was acknowledged before me on 07/12/16, by Barbara R. Ward.

[Affix Notary Seal] Notary Signature: Thomas Gioiella
Printed name: Thomas Gioiella
My commission expires: 04/18/19

THOMAS GIOIELLA
Notary Public, State of New York
No. 01GI6239294
Qualified in Westchester County
Commission Expires April 18, 2019

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

[Signature]
Signature of Buyer/Seller/Representative

7/12/16
Date

Adul Ward

7/12/16

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EXHIBIT A

[Legal Description]

PARCEL 1: UNITS 2236-303 AND PARKING SPACE P-10 IN THE WEST ARMITAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 42, 43, 44, 45 AND 46 IN BLOCK 19 IN HOLSTEIN, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 12, 2001, AS DOCUMENT NUMBER 0010295271, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-6, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "B" TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010295271.

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.

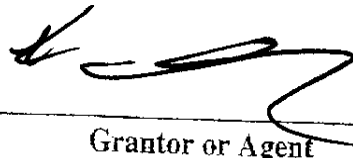
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STATEMENT BY GRANTOR AND GRANTEE

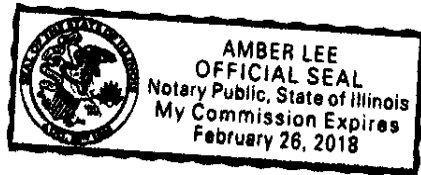
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 October 7, 2016

Signature: _____


Grantor or Agent

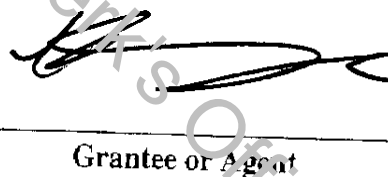
Subscribed and sworn to before me
By the said Amber Lee
This 7th day of October, 2016
Notary Public Amber Lee



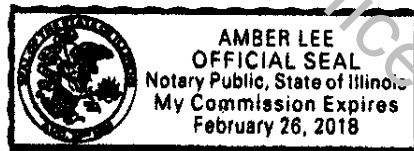
The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 October 7, 2016

Signature: _____


Grantee or Agent

Subscribed and sworn to before me
By the said Amber Lee
This 7th day of October, 2016
Notary Public Amber Lee




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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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		05-Aug-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-31-137-047-1008 | 20160801640804 | 0-445-059-904

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

05-Aug-2016



COUNTY:
ILLINOIS:
TOTAL:

0.00
0.00
0.00

14-31-137-047-1008

20160801640804 | 2-055-672-640