

UNOFFICIAL COPY

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

Order Number:
62051361

Mail Tax Statements To:
Kenneth Kisielius and
Vanessa Kisielius
101 Summit Avenue, Unit 303
Park Ridge, IL 60068

Tax Parcel ID#
09-35-207-031-1019,
09-35-207-031-1082



Doc# 1630706075 Fee \$46.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/02/2016 01:57 PM PG: 1 OF 5

Rec 1st **QUITCLAIM DEED**

62051361-3620235

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

By Kenneth Kisielius, date 8-26-16
KENNETH KISELIUS

Dated this 26th day of August, 2016. WITNESSETH, that, **KENNETH KISELIUS**, 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 **KENNETH KISELIUS** and **VANESSA KISELIUS**, Husband and Wife, not as tenants in common, not as joint tenants, but as tenants by the entirety, residing at 101 Summit Avenue, Unit 303, Park Ridge, IL 60068, 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 101 Summit Avenue, Unit 303, Park Ridge, IL 60068, 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.: 09-35-207-031-1019, 09-35-207-031-1082

When Recorded Return to:
Indecomm Global Services
As Recording Agent Only
1260 Energy Lane
St. Paul, MN 55108
804 50960

S Yes
P 566
S ✓
M ✓
SC Yes
E Yes
WIT sw

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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

By: Kenneth Kisielius
KENNETH KISIELIUS

STATE OF ILLINOIS
COUNTY OF Cook

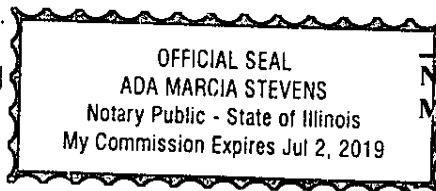
SS.



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 42518

I, Ada Marcia Stevens a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **KENNETH KISIELIUS**, 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 26th day of August 2016.



Ada Marcia Stevens
Notary Public
My commission expires: 7-2-19
ADA MARCIA STEVENS

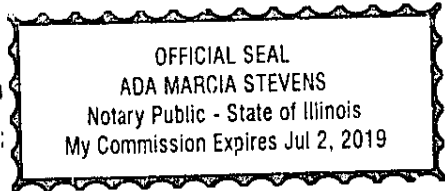
UNOFFICIAL COPY

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 and hold title to real estate under the laws of the State of Illinois.

Date: 8/26/16

Signature: Kenneth Kisidi
Grantor or Agent



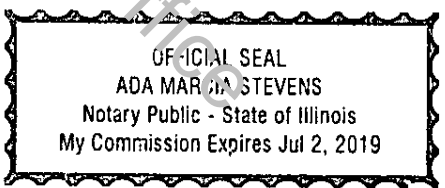
SUBSCRIBED and SWORN to before me on 8/26, 2016
(Impress Seal Here)

Ada Marcia Stevens
Notary Public ADA MARCIA STEVENS

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 and hold title to real estate under the laws of the State of Illinois.

Date: 8/26/16

Signature: Kenneth Kisidi Vanessa Kisidi
Grantee or Agent



SUBSCRIBED and SWORN to before me on 8/26/16
(Impress Seal Here)

Ada Marcia Stevens
Notary Public ADA MARCIA STEVENS

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 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 Act.]

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AFFIDAVIT – PLAT ACT

RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

ss

COUNTY OF COOK)

Kenneth Kisielius, being duly sworn on oath, states that he resides at 101 Summit Avenue, Unit 303, Park Ridge, IL 60068 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.

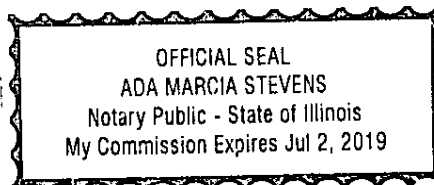
Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

Kenneth Kisielius
 Kenneth Kisielius

SUBSCRIBED AND SWORN to before me this 26th day of August, 2016.

Ada Marcia Stevens
 Notary Public
 My commission expires: 7-2-19

ADA MARCIA STEVENS



UNOFFICIAL COPY**EXHIBIT A
LEGAL DESCRIPTION**

The following described real estate, situated in the County of Cook in the State of Illinois, to wit:

Parcel 1:

Residential Unit 303 and covered parking Unit G-7 in the Summit Condominium as delineated on plat of survey of the following described parcel of real estate: Lots 1 and 2 in the Summit, being a Resubdivision of certain lots in certain blocks in the Northeast 1/4 of Section 35, Township 41 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded March 23, 1984 as Document Number 27017048 in Cook County, Illinois which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document 88116446, in Cook County, Illinois.

Parcel 2:

Easement appurtenant to and for the benefit of Parcel 1 made by and between American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee under Trust Agreement dated April 1, 1982 and known as Trust Number 550,000, Great American Federal Savings and Loan Association and the City of Park Ridge, a Municipal Corporation of Illinois, as set forth in the Declaration of Covenants, Restrictions and Easements dated September 7, 1983 and recorded December 20, 1983 as Document 26902934 for parking, ingress and egress over and upon the following described land: The Southeasterly 1/2 of that part of Euclid Avenue vacated by ordinance, dated July 19, 1983 and recorded December 20, 1983 as Document 26902933 which lies Northeasterly of the Southwesterly line of Lot 20 extended Northwesterly in Block 2 in Outhet's Subdivision of part of the Northeast 1/4 of Section 35, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Being the same property conveyed from DOUGLAS R. JOHNSON, as SUCCESSOR TRUSTEE of the SALLY L. JOHNSON REVOCABLE TRUST, dated March 7, 1997 to KENNETH KISIELUIS, individually, dated May 3, 2014, recorded October 20, 2014, as Document No. 1429333033 in Cook County Records.

Assessor's Parcel No.: 09-35-207-031-1019, 09-35-207-031-1082

Commonly known as: 101 Summit Avenue, Unit 303, Park Ridge, IL 60068

