

UNOFFICIAL COPY



QUIT CLAIM DEED

Doc# 1634149401 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/06/2016 03:32 PM PG: 1 OF 3

PRECISION TITLE

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR(s) Thomas H. Rowland and Patricia N. Harada, husband and wife, and Andrew H. Rowland, a married man of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and QUIT CLAIM(s) to Andrew H. Rowland and Leah N. Ziegler, husband and wife, of 2538 N. Sacramento Avenue, Unit 3, Chicago, IL. 60647, not as joint tenants, not as tenants in common but as tenants by the entirety the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 1st Installment of 2016 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 13-25-315-060-1014

Address(es) of Real Estate: 2538 N. Sacramento Avenue, Unit 3, Chicago, IL. 60647

(Handwritten signatures of Thomas H. Rowland and Andrew H. Rowland)

(SEAL) Thomas H. Rowland

(SEAL) Andrew H. Rowland

The date of this deed is Nov 21, 2016

(Handwritten signatures of Patricia N. Harada and Leah N. Ziegler)

(SEAL) Patricia N. Harada

(SEAL) Leah N. Ziegler

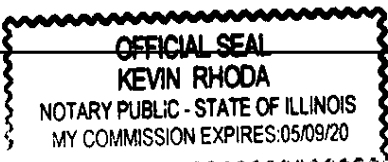
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas H. Rowland and Patricia N. Harada, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared 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.

(Impress Seal Here)
(My Commission Expires 5/9/20)

Given under my hand and official seal November 21, 2016

(Handwritten signature of Notary Public)

Notary Public



PTC 26392 10fd

(Handwritten initials)

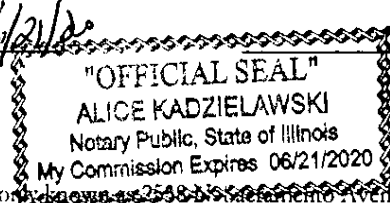
UNOFFICIAL COPY

LEGAL DESCRIPTION

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andrew H. Rowland and Leah N. Ziegler, personally known to me to be the same person(s) whose name(s) is(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 and official seal Nov 21, 2016

(My Commission Expires 11/21/20)



Notary Public

For the premises commonly known as 2538 N. Sacramento Avenue, Unit 3, Chicago, IL. 60647


Permanent Real Estate Index Number(s): 13-25-315-060-1014

PARCEL 1:

UNIT 2538-3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LIONS SQUARE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0010238533, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PARCEL 2:

EXCLUSIVE USE FOR STORAGE PURPOSE IN AND TO STORAGE SPACE NO. S-2, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		02-Dec-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-25-315-060-1014 | 20161201687875 | 0-351-432-896

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

REAL ESTATE TRANSFER TAX		02-Dec-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-25-315-060-1014 | 20161201687875 | 1-735-454-912

Buyer, Seller or Representative

This instrument was prepared by:

Jeffrey A. Avny
Attorney at Law
1699 Wall Street Suite 407
Mount Prospect, IL. 60056

Send subsequent tax bills to:

Andrew H. Rowland
2538 N. Sacramento Avenue, Unit 3
Chicago, IL. 60647

Recorder-mail recorded document to:

Precision Title Company
2050 Algonquin Road, Suite 602
Schamburg, IL 60173

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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.

DATED: 11 | 21 | 2016

SIGNATURE: Natalia Wyszynska
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

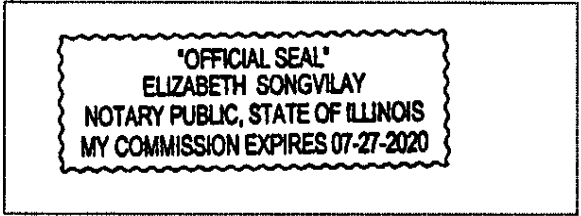
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Natalia Wyszynska

On this date of: 11 | 21 | 2016

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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.

DATED: 11 | 21 | 2016

SIGNATURE: Natalia Wyszynska
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

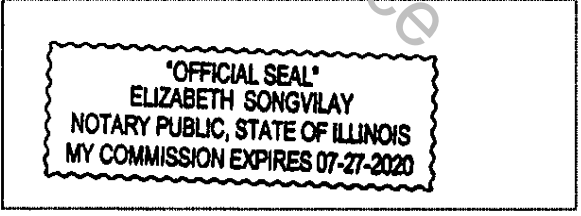
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Natalia Wyszynska

On this date of: 11 | 21 | 2016

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)