

# UNOFFICIAL COPY



Doc# 1702319061 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/23/2017 11:43 AM PG: 1 OF 5

Prepared By: Daniel Morris, Esq., Deeds on Demand, LLC  
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Mail Tax Statement to:  
Michelle Wroblewski and Brian Wroblewski, 1920 South Federal Street # B, Chicago, IL 60616

Return to: Title 365-Coraopolis, 345 Rouser Road, Suite 201, Coraopolis, PA 15108  
File # OS3200-16028977

Permanent-Real Estate Index Number: 17-21-411-043-0000

## QUITCLAIM DEED

16348-99  
BOX 162

MICHELLE WROBLEWSKI formerly known as MICHELLE STOFFEL and BRIAN WROBLEWSKI, now wife and husband, whose mailing address is 1920 South Federal Street # B, Chicago, IL 60616 (the "Grantor"), for valuable consideration in the amount of Zero and 00/100 Dollars (\$0.00), and other good and valuable consideration, does hereby CONVEY and QUITCLAIM unto MICHELLE WROBLEWSKI and BRIAN WROBLEWSKI, wife and husband, not as joint tenants or tenants in common but by tenants by the entireties, whose address is 1920 South Federal Street # B, Chicago, IL 60616, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

That part of the South 85.99 feet of the North 277.24 feet of Lots 1 to 7, inclusive, in Block 29 in Canal Trustee's New Subdivision of Blocks in East Fraction of Fractional Southeast Quarter of Section 21, Township 39 North, Range 14 East of the Third Principal Meridian described as follows: Commencing at the Northwest corner of said Lot 1 and running thence North 89 degrees 59 minutes 25 seconds East, along the North line of said Lot 1, said line being the South line of West 19th Street, 76.43 feet; thence South 00 degrees 01 minutes 27 seconds East, 218.21 feet to the point of beginning; thence continuing South 00 degrees 01 minutes 27 seconds East, 21.90 feet; thence North 89 degrees 59 minutes 25 seconds East, 57.97 feet to the East line of said Lots 1 to 7, said line being the West line of South Federal Street; thence North 00 degrees 01 minutes 54 seconds West, along said East line, 21.90 feet; thence South 89 degrees 59 minutes 25 seconds West, 57.96 feet, more or less, to the point of beginning, all in Cook County, Illinois.

Being the same property conveyed from U.S. Bank, N.A. as Trustee for Citigroup Mortgage Loan Trust, Inc., a National association to Michelle Stoffel and Brian Wroblewski by deed dated

CCRD REVIEWER

5

# UNOFFICIAL COPY

March 6, 2014 and recorded May 1, 2014 in Instrument Number 1412149027, in the County Recorder's Office of Cook County, Illinois.

Property Address: 1920 South Federal Street #1B, Chicago, IL 60616.



This conveyance made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 30<sup>th</sup> day November, 2016.

Michelle Wroblewski FKA Michelle Stoffel  
(Seal)

MICHELLE WROBLEWSKI formerly known as  
MICHELLE STOFFEL

Brian Wroblewski  
(Seal)  
BRIAN WROBLEWSKI

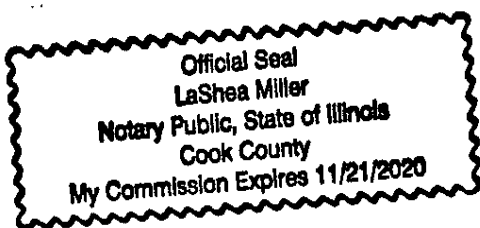
REAL ESTATE TRANSFER TAX		23-Jan-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-21-411-043-0000   20170101604564   0-710-450-368		


STATE OF ILLINOIS }  
COUNTY OF Cook } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, MICHELLE WROBLEWSKI formerly known as MICHELLE STOFFEL, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, for the purposes herein set forth.

Given under my hand and notarial seal, this day of 30<sup>th</sup> of November, 2016.

LaShea Miller  
Notary Public  
My Commission expires: 11/21/2020



REAL ESTATE TRANSFER TAX		23-Jan-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
17-21-411-043-0000   20170101604564   1-184-357-588		

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

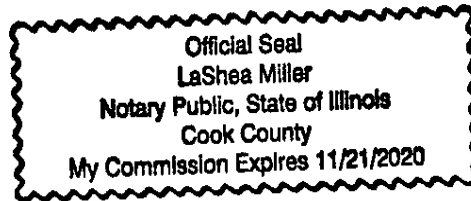
# UNOFFICIAL COPY

STATE OF ILLINOIS }  
COUNTY OF Cook } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, BRIAN WROBLEWSKI, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of 30th of November, 2016.

LaShea Miller  
Notary Public  
My Commission expires: 11/21/2020



This copy is provided by the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions Paragraph (E) Section 31-45 Property Tax Code.

Date: November 30, 2016

Signature of Grantor: Michelle Wroblewski FKA Michelle Stoffel  
MICHELLE WROBLEWSKI formerly known as  
MICHELLE STOFFEL

Signature of Grantor: [Signature]  
BRIAN WROBLEWSKI

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

State of Illinois

} ss.

County of COOK

Michelle Wrablewski, being duly sworn on oath, states that she resides at 1926 S. Federal #13 Chicago, IL 60616. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
- OR -  
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions 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 parcels of land between owners of adjoining and contiguous land.
5. The conveyance 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 of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance 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. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Michelle Wrablewski

SUBSCRIBED and SWORN to before me

this 30th day of November, 2016.

LaShea Miller



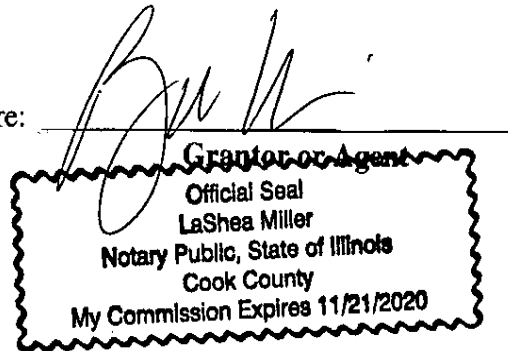
# UNOFFICIAL COPY

## 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 title to real estate under the laws of the State of Illinois.

Dated November 30, 2016

Signature: \_\_\_\_\_

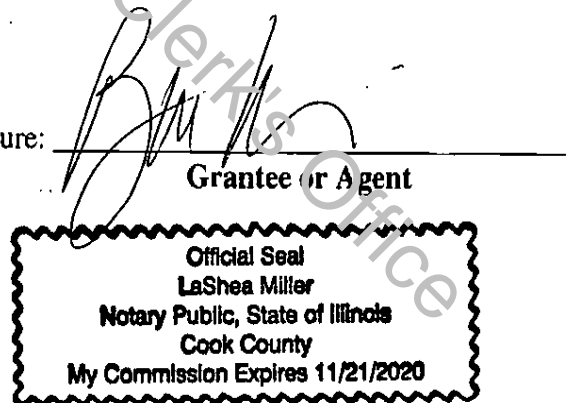


Subscribed and sworn to before me  
By the said Brian Wroblewski  
This 30th day of November, 2016  
Notary Public LaShea Miller

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 November 30, 2016

Signature: \_\_\_\_\_



Subscribed and sworn to before me  
By the said Brian Wroblewski  
This 30th day of November, 2016  
Notary Public LaShea Miller

**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.)