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1702510116D

Doc# 1702510116 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/25/2017 03:16 PM PG: 1 OF 5

Property of Cook County Clerk's Office

QUIT CLAIM DEED

N01161820

1 of 2



**After Recording return and
mail back to**

Near North National Title
222 North LaSalle Suite 100 Lobby Level
Chicago Illinois 60601

REAL ESTATE TRANSFER TAX

24-Jan-2017

REAL ESTATE TRANSFER TAX

24-Jan-2017



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-08-406-038-1009 | 20170101604849 | 0-494-161-088

14-08-406-038-1009 | 20170101604849 | 0-270-191-808

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

Commitment Number: N01161820

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording, Send To:

Mail Tax Statements To: Justin D. Winkler and Elizabeth R. Winkler: 5061 N. Kenmore Ave., Apt 2, Chicago, IL 60640

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

14-08-406-038-1009

14-08-406-038-1024

Ke
e
1 of 2
N01161820

QUITCLAIM DEED

Justin D. Winkler married to Elizabeth R. Winkler, hereinafter grantor, of Cook County, Illinois, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grants and quitclaims to Justin D. Winkler and Elizabeth R. Winkler Husband and Wife, as tenants by the entireties, hereinafter grantees, whose tax mailing address is 5061 N. Kenmore Ave., Apt 2, Chicago, IL 60640, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Parcel 1: Unit 5061-2 and P-1 in the 5057 N. Kenmore Condominium as delineated on a survey of the following described real estate: Lots 1 and 2 in Block 6 in Argyle, being a subdivision of Lots 1 and 2 in Fussey and Fennimore's Subdivision of the Southeast fractional 1/4 of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, and of Lots 1 and 2 in Colehour and Conarroe's Subdivision in Cook County, Illinois; which survey is attached to the Declaration of Condominium, recorded as document 0503544062, together with its undivided percentage interest in the common elements. Parcel 2: The exclusive right to use Storage Space S-8, a limited common element, as delineated in the Declaration of Condominium, recorded as document number 0503544062.

Property Address is: 5061 N. Kenmore Ave Apt 2, Chicago, IL 60640

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

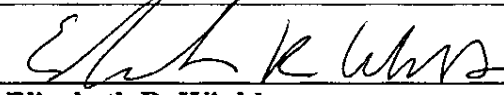
CCRD REVIEWER

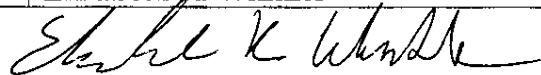
UNOFFICIAL COPY

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: 1417416047

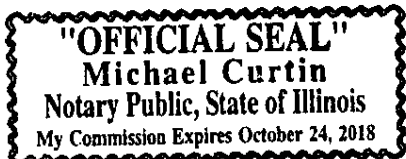
Executed by the undersigned on January 18th, 2016 ²⁰¹⁷ _{duc}

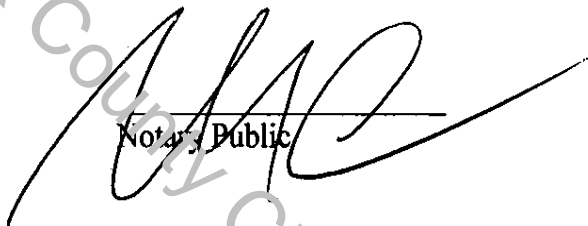
		
Justin D. Winkler		Elizabeth R. Winkler



STATE OF Illinois
COUNTY OF Cook

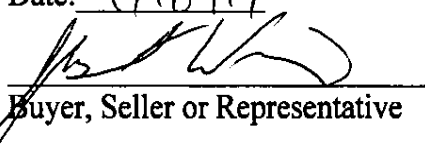
The foregoing instrument was acknowledged before me on January 18th, 2016 ²⁰¹⁷ by **Justin D. Winkler** and **Elizabeth R. Winkler**, who are personally known to me or have produced Illinois Driver's License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.




Notary Public

MUNICIPAL TRANSFER STAMP (If Required)	COUNTY/ILLINOIS TRANSFER STAMP (If Required)
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EXEMPT under provisions of Paragraph _____ Section 31-45, Property Tax Code.

Date: 1/18/17

Buyer, Seller or Representative

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 land trust is either a natural person, and 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 January 18, 2016 ²⁰¹⁷ _{duc}

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[Signature]
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said _____
this 18th day of January
2016. 2017



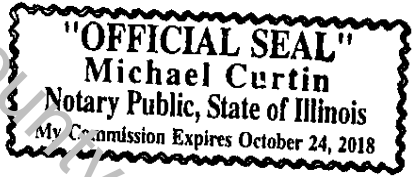
NOTARY PUBLIC _____

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 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 January 18th 2016 2017

[Signature]
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said _____
This 18th day of January
2016. 2017



NOTARY PUBLIC _____

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

ROSENBERG LPA
ATTORNEYS AT LAW
3805 EDWARDS ROAD, SUITE 550
CINCINNATI, OHIO 45209
(513) 247-9605 FAX: (866) 611-0170

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E-MAIL: DOCUMENTS@ROSENBERGLPA.COM
DIRECT FAX: (866) 611-0170

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Legal Description: 14-08-406-038-1009

Parcel 1: Unit 5061-2 and P-1 in the 5057 N. Kenmore Condominium as delineated on a survey of the following described real estate: Lots 1 and 2 in Block 6 in Argyle, being a subdivision of Lots 1 and 2 in Fussey and Fennimore's Subdivision of the Southeast fractional 1/4 of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, and of Lots 1 and 2 in Colehour and Conarro's Subdivision in Cook County, Illinois; which survey is attached to the Declaration of Condominium recorded as document 0503544062, together with its undivided percentage interest in the common elements.

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Property of Cook County Clerk's Office