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Doc#: 1703955013 Fee: \$60.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/08/2017 12:16 PM Pg: 1 of 7

Dec ID 20170201609872
ST/CO Stamp 1-600-642-240
City Stamp 1-227-506-368

QUITCLAIM DEED 1624120 IL

GRANTOR, JORDAN LEVY, a married man, joined by his spouse, JOANNA M. LEVY, whose address is 720 S. Dearborn St. Apt. 301, Chicago, IL 60605, and CURTIS LEVY, a married man, whose address is 26200 Perdido Beach Blvd. 804, Orange Beach, AL 36561 (together herein, "Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, JORDAN LEVY and JOANNA M. LEVY, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 720 S. Dearborn St. Apt. 301, Chicago, IL 60605, 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: 720 S. Dearborn St. Apt. 301,
Chicago, IL 60605

Permanent Index Number: 17-16-406-032-1055

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 18 day of January, 2017.

Ravenswood Title Company LLC
319 W. Ontario Street
Suite 2N-A
Chicago, IL 60654

Ravenswood Title Company LLC
319 W. Ontario Street
Suite 2N-A
Chicago, IL 60654

↑ When recorded return to: ↑

~~JORDAN LEVY
JOANNA M. LEVY
720 S. DEARBORN ST. APT. 301
CHICAGO, IL 60605~~

Send subsequent tax bills to:

JORDAN LEVY
JOANNA M. LEVY
720 S. DEARBORN ST. APT. 301
CHICAGO, IL 60605

This instrument prepared by:

LEILA L. HALE, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

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GRANTOR

Jordan Levy
Jordan Levy

STATE OF Illinois
COUNTY OF COOK

This instrument was acknowledged before me on 1/18/2017, by Jordan Levy.

[Affix Notary Seal]

Notary Signature:

Maria E Guerrero

Printed name:

Maria E Guerrero

My commission expires:

5/28/18



GRANTOR

Joanna M Levy
Joanna M. Levy

STATE OF Illinois
COUNTY OF COOK

This instrument was acknowledged before me on 1/18/2017, by Joanna M. Levy.

[Affix Notary Seal]

Notary Signature:

Maria E Guerrero

Printed name:

Maria E. Guerrero

My commission expires:

5/28/18



Office

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GRANTOR

CURTIS S LEVY

Curtis Levy

STATE OF IL
COUNTY OF Cook

This instrument was acknowledged before me on Jan. 6th, 2017, by Curtis Levy.

[Affix Notary Seal] Notary Signature: [Signature]

Printed name: Sam Shah

My commission expires: 8/21/17



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

1-6-2017
Date

Property of Cook County Clerk's Office

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EXHIBIT A

[Legal Description]

UNIT NO. 301 IN THE FRANKLIN BUILDING CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 13 (EXCEPT THOSE PARTS TAKEN FOR STREETS) IN BLOCK 126 IN SCHOOL SECTION ADDITION TO CHICAGO, ALSO THAT PART OF LOT 12 IN BLOCK 126 IN THE SCHOOL SECTION ADDITION CHICAGO LYING EAST OF THE EAST LINE OF FEDERAL STREET AND WEST OF THE WEST LINE OF DEARBORN STREET AND SOUTH OF THE CENTER LINE OF THE PARTY WALL ERECTED PURSUANT TO THE AGREEMENT MADE BY STEPHEN W. RAWSON WITH JOSEPH E. OTIS, DATED NOVEMBER 12, 1889 AND RECORDED JANUARY 20, 1890 AS DOCUMENT NO. 1211773 AND BEING THE CENTER LINE OF THE SOUTH WALL OF AN 8 STORY BRICK BUILDING NOW SITUATED PARTIALLY UPON LOT 7 IN BLOCK 126 AFORESAID, ALSO ALL OF THAT PART OF THE NORTH 1/2 OF LOT 18 IN BLOCK 126, IN THE SCHOOL SECTION ADDITION TO CHICAGO DESCRIBED AS FOLLOWS:

COMMENCING ON THE NORTH LINE OF SAID LOT, AT ITS INTERSECTION WITH THE WEST LINE OF DEARBORN STREET, AND RUNNING SOUTH ALONG THE SAID WEST LINE OF DEARBORN STREET, 24 FEET 9 5/8 INCHES TO THE NORTH FACE OF THE NORTH WALL OF THE 3 STORY BRICK BUILDING NOW SITUATED PARTLY UPON THE SOUTH 1/2 OF SAID LOT 18, RUNNING THENCE WEST, ALONG THE NORTH FACE OF THE SAID 3 STORY BRICK BUILDING AND THE EXTENSION THEREOF, TO ITS INTERSECTION WITH THE EAST LINE OF FEDERAL STREET, SAID INTERSECTION BEING A POINT 25 FEET 2 3/8 INCHES SOUTH OF THE NORTH LINE OF SAID LOT 18; THENCE NORTH ALONG THE EAST LINE OF FEDERAL STREET TO THE NORTH LINE OF SAID LOT 18, AND THENCE EAST ALONG THE NORTH LINE OF SAID LOT 18, TO THE POINT OF BEGINNING, BEING IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHICAGO, COOK COUNTY, ILLINOIS,

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EXHIBIT A continued

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 3, 1987 AND KNOWN AS TRUST NO. 112533 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 88585732, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

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 non-factations to this document not made or approved by preparer.

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COMPLETION INSTRUCTIONS

1. The deed must be signed in the presence of a notary public.
2. The notary public must sign, affix the notary seal and indicate date commission expires. If the notary seal does not reference the notary name, the name of the notary must be printed, typed or stamped below the notary signature.
3. If signature is on behalf of a corporation, the signature should be by the president or vice president, otherwise original, notarized corporate resolutions authorizing signature by another officer or agent must be recorded with the deed.

TRANSFER FORMS

The following must be submitted with the deed for recording or completed online:

Illinois Real Estate Transfer Declaration Form PTAX-203 must be submitted with the deed for recording IF a transfer tax is due. If no tax due and exemption shown on face of deed, the Form PTAX-203 need not be submitted.

As an alternative to the paper form, you may use the online form creation application at www.revenue.state.il.us/RETD. For property in select counties, you may complete and submit the transfer declaration online at <https://mytax.illinois.gov/mydec/>.

For property located in the City of Chicago the Real Estate Transfer Declaration, water certificate application and related forms are required to be completed and submitted online at <https://mytax.illinois.gov/mydec/>.

ESTIMATE OF RECORDING COST / TRANSFER TAX

Transfer tax: \$ ____.

Recording cost: \$ 60.25

Please note that the above is an estimate of the recording cost and/or transfer tax based upon limited information regarding the transaction. Though TurboDeed may assist in identifying a transfer tax obligation and/or applicable exemption, we cannot guarantee the tax consequences of a transfer as such determination is outside the scope of our work and may depend on a number of factors not made available to us. Any information provided herein regarding transfer tax and recording costs should be considered an advisory estimate only.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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: 1/18/17

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Maria E. Guerrero this 18 day of JANUARY, 2017.

Notary Public [Handwritten Signature]



The grantee or his/her agent affirms that, to the best of his/her 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: 1/18/17

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Maria E. Guerrero this 18 day of JANUARY, 2017.

Notary Public [Handwritten Signature]



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 the provisions of Section 4 of the Illinois Real Estate Transfer Act.)