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1785434076D

Doc# 1785434076 Fee \$50.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/23/2017 03:16 PM PG: 1 OF 7

This instrument prepared by: Ross M. Rosenberg, Esq., Admitted to the Bar of Illinois, Rosenberg LPA, Attorneys At Law, 570 Crescent Blvd, Glen Ellyn, Illinois, 60137, Phone: (513) 247-9605.

After Recording, Return To:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 811641

Mail Tax Statements To: John E. Porter and Della Porter: 6833 S Cregier Ave Chicago, IL 60649

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 20-24-312-007-0000

QUITCLAIM DEED

Exempt: 35 ILCS 200/31-45 (e): Actual Consideration Less Than \$100

John E. Porter Trustees, or their successors in trust, under the John E. Porter Living Trust, dated September 21, 2004, and any amendments thereto and Della Porter Trustees, or their successors in trust, under the John E. Porter Living Trust, dated September 21, 2004, and any amendments thereto, hereinafter grantors, whose tax-mailing address is 6833 S Cregier Ave Chicago, IL 60649, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, grant and quitclaim to John E. Porter and Della Porter, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is 6833 S Cregier Ave., Chicago, IL 60649, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

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.

REAL ESTATE TRANSFER TAX

24-Feb-2017



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

20-24-312-007-0000 | 20170101600416 | 0-330-396-352

REAL ESTATE TRANSFER TAX

10-Feb-2017



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

20-24-312-007-0000 | 20170101600416 | 0-505-334-976

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

CORD REVIEW

21

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Executed by the undersigned on DEC 19, 2016:

John E. Porter TRUSTEES

John E. Porter Trustees, or their successors in trust, under the John E. Porter Living Trust, dated September 21, 2004, and any amendments thereto

Della Porter Trustees

Della Porter Trustees, or their successors in trust, under the John E. Porter Living Trust, dated September 21, 2004, and any amendments thereto

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me on 12-19, 2016 by John E. Porter Trustees, or their successors in trust, under the John E. Porter Living Trust, dated September 21, 2004, and any amendments thereto, Della Porter, Della Porter Trustees, or their successors in trust, under the John E. Porter Living Trust, dated September 21, 2004, and any amendments thereto, John E. Porter who are personally known to me or have produced IL ID CARD 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.

Aneta Zebrowska
Notary Public



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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.

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 grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **1016811038, Recorded on 06/17/2010**

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph 5 Section 31-45, Property Tax Code.

Date: 12-19-2016

John E. Carter
Buyer, Seller or Representative

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

State of ~~Illinois~~ Pennsylvania

County of Allegheny } SS.

Ali Fitzgerald being duly sworn on oath, states that Larry Heinze resides at 515 N Wyndham Ave Greeley Co 80634. 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.

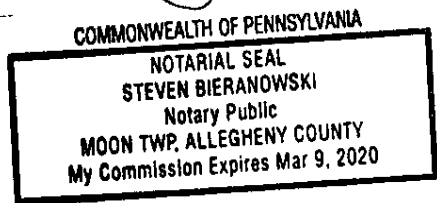
Affiant further state that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Alien Jo

SUBSCRIBED and SWORN to before me

this 28 day of December, 2016.

[Signature]



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EXHIBIT A (LEGAL DESCRIPTION)

The following described real estate situated in the County of Cook in the State of Illinois, to wit: Lot 18 in Block 5 in Jackson Park Highlands, being a subdivision of the East half of the Southwest quarter of Section 24, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois Tax ID: 20-24-312-007-0000 Print

PROPERTY ADDRESS: 6833 S Cregier Ave., Chicago, IL 60649

Property of Cook County Clerk's Office

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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 DEC 19, 2016

[Signature] Della Porter
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said
this 19 day of DEC, 2016.



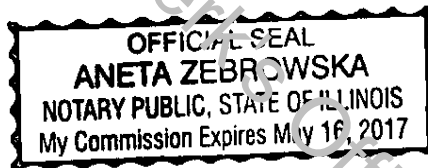
NOTARY PUBLIC Aneta Zebrowska

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 DEC 19, 2016

[Signature] Della Porter
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said
This 19 day of DEC, 2016.



NOTARY PUBLIC Aneta Zebrowska
STATE OF ILLINOIS, COUNTY OF COOK

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.)