

UNOFFICIAL COPY

QUIT CLAIM DEED

**THIS INSTRUMENT PREPARED
BY AND AFTER RECORDING
SHOULD BE RETURNED TO:**
WILLIAM S. BAZIANOS, ESQ.
ROESER BUCHEIT & GRAHAM
LLC
2 N RIVERSIDE PLAZA
SUITE 1420
CHICAGO, ILLINOIS 60606

THE ADDRESS OF GRANTEE IS,
AND FUTURE TAX BILL SHOULD
BE MAILED TO:
GERARD J. MULLAN
104 NORTH PINE
PROSPECT HEIGHTS, IL 60070



Doc# 1707616028 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/17/2017 10:18 AM PG: 1 OF 5

The above space for recorder's use only

THIS QUIT CLAIM DEED (this "Deed") is made as of the 14th day of October, 2016, by **ROSLEA BUILDERS, INC.**, an Illinois corporation (the "Grantor"), to **GERARD J. MULLAN AND RITA MULLAN**, husband and wife, as joint tenants with right of survivorship ("Grantee").

WITNESSETH, the Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS AND QUIT CLAIMS in fee simple unto Grantee, its successors and assigns FOREVER, all of the following described real estate, situated in the County of Cook and the State of Illinois known and described as follows, to wit:

(See Exhibit A attached hereto.)

Permanent Tax Index Number:

13-14-420-022-0000

Property Address:

3348 West Warner Avenue, Chicago, Illinois

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

THIS IS NOT HOMESTEAD PROPERTY.

CCRD REVIEW

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THIS DEED IS BEING EXECUTED PURSUANT TO THE WINDING DOWN OF THE GRANTOR.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal as of the day and year first written above.



GRANTOR:

ROSLEA BUILDERS, INC.

BY: Michael J. Mullan
NAME: MICHAEL J. MULLAN
TITLE: PRESIDENT

| REAL ESTATE TRANSFER TAX | | 17-Mar-2017 |
|---|----------|-------------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |

13-14-420-041-0000 | 20170301625640 | 1-729-018-560
* Total does not include any applicable penalty or interest due.

| REAL ESTATE TRANSFER TAX | | 17-Mar-2017 |
|---|-----------|-------------|
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |

13-14-420-041-0000 | 20170301625640 | 0-921-217-728

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that MICHAEL J. MULLAN, 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 he signed, sealed and delivered the said instrument as his free and voluntary act as President of Grantor, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 14 day of October, 2016.

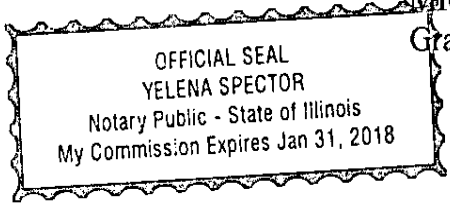
By: [Signature] [SEAL]
Notary Public

Commission Expires: 1/31/18

This transaction is EXEMPT from transfer tax under the provisions of Section 31-45(e) of the Real Estate Transfer Tax Law, 35 ILCS 200/31-45(e).

Date: October 14, 2016

[Signature]
MICHAEL J. MULLAN,
Grantor and Grantee Representative



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EXHIBIT A

LEGAL DESCRIPTION

LOT 44 (EXCEPT THE EAST 12 FEET THEREOF) AND LOT 45 (EXCEPT THE WEST 9 FEET THEREOF) IN BLOCK 5 IN W.H CONDON'S SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3348 WEST WARNER AVENUE, CHICAGO, ILLINOIS.

PERMANENT INDEX NO.: 13-14-420-041-0000

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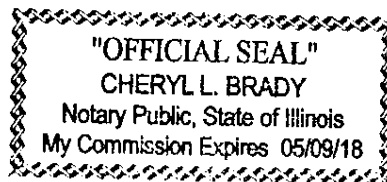
STATEMENT BY GRANTOR AND GRANTEE

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 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 3/16/17, 20

Signature:  _____
Grantor or Agent

Subscribed and sworn to before me
By the said _____
This _____, day of _____, 20
Notary Public _____

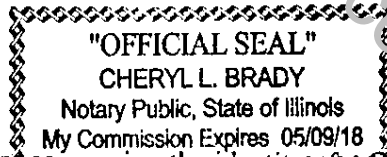


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 3/16/17, 20

Signature:  _____
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This _____, day of _____, 20
Notary Public _____



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.)