

UNOFFICIAL COPY

~~After Recording Return to:
Title Source, Inc.
662 Woodward Avenue
Detroit, MI 48226~~

Instrument Prepared by:
Kimberly Vereb, Esq.
1174 Red Dunes Run
Avon, IN 46123
IL Bar ID No. 6244816

Mail Tax Statements To:
Kim J. Anhall
809 West Bradley Place,
Apartment 3, Chicago, IL
60613

Ref.# 62361248

Tax Parcel ID#
14-20-223-049-1028,
14-20-223-049-1016

Record 1st

When Recorded Return To:

Indecomm Global Services
As Recording Agent Only
1260 Energy Lane 80647013
St. Paul, MN 55108



1707945104

Doc# 1707945104 Fee \$50.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/20/2017 04:05 PM PG: 1 OF 7

62361248-3920309

QUITCLAIM DEED

Dated this 10 day of FEB., 2017. WITNESSETH, that, **KIM J. ANEHALL a/k/a KIM ANEHALL**, an unmarried man and **NICOLE MORRIS**, an unmarried woman, of the County of Cook, State of Illinois, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of Forty Three Thousand Fifty and 00/100 (\$43,050.00) DOLLARS, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto **KIM J. ANEHALL**, an unmarried man, an unmarried individual, residing at 809 West Bradley Place, Apartment 3, Chicago, IL 60613, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 809 West Bradley Place, Apartment 3, Chicago, IL 60613, and legally described as follows, to wit:

The following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Assessor's Parcel No: 14-20-223-049-1028, 14-20-223-049-1016

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Judgment of Dissolution of Marriage filed December 1, 2016 in Cook County, Illinois, Case Number 2016 D 7551, between KIM ANEHALL and NICOLE MORRIS.

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In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

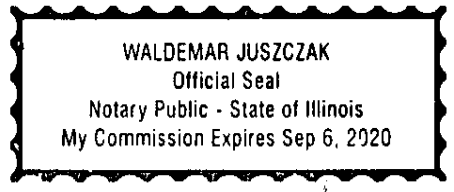
IN TESTIMONY WHEREOF, WITNESS the signature of the GRANTOR on the date first written above.

By: [Signature]
[Signature]
KIM J. ANEHALL
a/k/a KIM ANEHALL

STATE OF IL)
)
COUNTY OF COOK) ss.

I, WALDEMAR JUSZCZAK, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **KIM J. ANEHALL a/k/a KIM ANEHALL**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand official seal this 10 day of FEB 2017.



[Signature]
Notary Public
My commission expires: 9-6-20

WaldeMAR JuszcZak

REAL ESTATE TRANSFER TAX		14-Mar-2017
CHICAGO:		341.25
CTA:		136.50
TOTAL:		477.75

14-20-223-049-1028 | 20170101607382 | 1-320-716-992

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

REAL ESTATE TRANSFER TAX		21-Mar-2017
COUNTY:		22.75
ILLINOIS:		45.50
TOTAL:		68.25

14-20-223-049-1028 | 20170101607382 | 1-414-334-144

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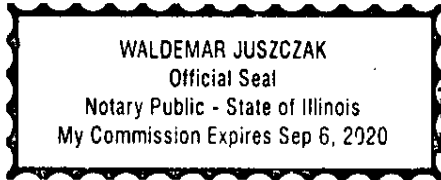
Attached to and becoming a part of Deed between KIM J. ANEHALL a/k/a KIM ANEHALL, an unmarried man and NICOLE MORRIS, an unmarried woman, as Grantor(s), and KIM J. ANEHALL, an unmarried man, as Grantee(s).

By: Nicole Morris
NICOLE MORRIS

STATE OF IL)
)
COUNTY OF COOK) ss.

I, WALDEMAR JUSZCZAK, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that NICOLE MORRIS, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand official seal this 10 day of FEB. 2017.



Waldemar Juszczak
Notary Public
My commission expires: 9-6-20

Waldemar Juszczak

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EXHIBIT A LEGAL DESCRIPTION

The following described real estate, to-wit:

Unit 809 W. Bradley Unit 3 and P-8, in 'The Bradley Condominium', as delineated on a survey of the following described tract or land:

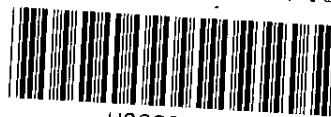
Lots 1, 2, and 3 of the Resubdivision of Lots 1 to 5, inclusive, in Subdivision of Lots 4, 5, and 8 in Bradley's, Cookson, and Bradley's Subdivision of Block 9 of Laflin, Smith, & Dyers Subdivision of the Northeast 1/4 (except the 1.28 acres in the Northeast corner thereof) in Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document Number 0622245078, as amended from time to time; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Subject to covenants, conditions, restrictions and easements of record, if any.

Being the same property conveyed to KIM ANEHALL and NICOLE MORRIS, not as tenants-in-common but as joint tenants, by deed from THOMAS NICHOL, married to KATIE ANN NICHOL, dated June 18, 2010, and recorded June 29, 2010 in Instrument Number 1018033000, in the Cook County Recorder's Office, State of Illinois.

Parcel ID: 14-20-223-049-1028, 14-20-223-049-1016

Commonly known as: 809 West Bradley Place, Apartment 3, Chicago, IL 60613



+U06224285+

1371 2/23/2017 80647013/1

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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 2/2, 2017. Signature: Nicole Morris
Grantor or Agent

Signature: _____
Grantor or Agent

Subscribed and sworn to before me
by the said, NICOLE MORRIS
this 2nd day of FEBRUARY, 2017.

Notary Public: [Signature]



SEAN T O'Dalaigh

The GRANTEE 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 _____, 20____. Signature: _____
Grantee or Agent

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

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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.

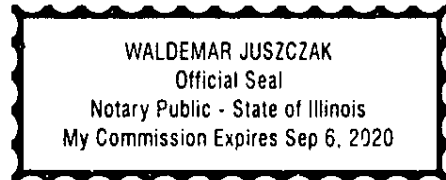
Dated 2/10, 2017.

Signature: [Handwritten Signature]
Grantor or Agent

Signature: Nicole Morris
Grantor or Agent

Subscribed and sworn to before me by the said, KIM J ANEHALL NICOLE MORRIS, this 10 day of FEB., 2017.

Notary Public: [Handwritten Signature]



The GRANTEE 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.

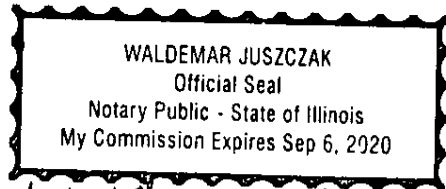
Dated 2/10, 2017.

Signature: [Handwritten Signature]
Grantee or Agent

Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the said, KIM J ANEHALL, this 10 day of FEB., 2017.

Notary Public: [Handwritten Signature]



WaldeMAR JUSZCZAK

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 Tax Act.)

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AFFIDAVIT – PLAT ACT RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

SS


COUNTY OF COOK) SK

Kim Anghall _____, being duly sworn on oath, states that he resides at 809 West Bradley Place Apt 3
that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

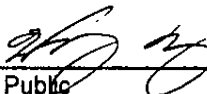
- ① The sale or exchange is of an entire tract of land not being a part of a larger tract of land
- 2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
- 3. The division is of lots or blocks 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 land is between owners of adjoining and contiguous land.
- 5. The conveyance is 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 is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance is 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. The conveyance is made to correct descriptions in prior conveyances.
- 9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
- 10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

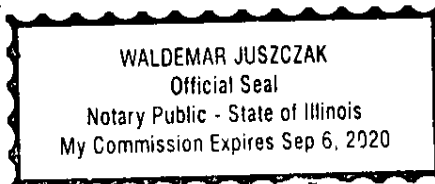
Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.



SUBSCRIBED AND SWORN to before me this 10 day of FEB, 2017,



Notary Public
My commission expires: 9-6-20



Waldemar Juszcak