

# 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

Order Number:

62649473 - 59194135

Mail Tax Statements To:

Martin J. Mroz & Maria  
Carmela Rago  
2626 North Francisco Avenue  
Chicago, IL 60647

Tax Parcel ID#

13-25-313-022-0000

Record and  
8064 4564



\*1708319003D\*

Doc# 1708319003 Fee \$46.00

CHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/24/2017 09:26 AM PG: 1 OF 5

## QUITCLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By:

MARTIN J. MROZ

, date

2/10/17

Dated this 10th day of Feb., 2017. WITNESSETH, that, **MARTIN J. MROZ, SURVIVING TRUSTEE OF THE MROZ FAMILY TRUST DATED FEBRUARY 11, 2015**, 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 TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto **MARTIN J. MROZ, TRUSTEE OF THE MROZ FAMILY TRUST DATED FEBRUARY 11, 2015** and **MARIA CARMELA RAGO**, a married woman, residing at 2626 North Francisco Avenue, Chicago, IL 60647, 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 2626 North Francisco Avenue, Chicago, IL 60647, 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: 13-25-313-022-0000

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

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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.

Grantor (1 of 2)

By: 

MARTIN J. MROZ, SURVIVING TRUSTEE OF  
THE MROZ FAMILY TRUST DATED  
FEBRUARY 11, 2015

STATE OF Illinois )

COUNTY OF Cook )

## REAL ESTATE TRANSFER TAX

24-Mar-2017



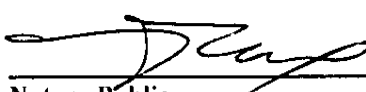
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-25-313-022-0000 | 20170201611320 | 0-718-685-888

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

I, John S. Condry, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **MARTIN J. MROZ, SURVIVING TRUSTEE OF THE MROZ FAMILY TRUST DATED FEBRUARY 11, 2015**, 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<sup>th</sup> day of February, 2017.

  
Notary Public

My commission expires: June 6, 2017

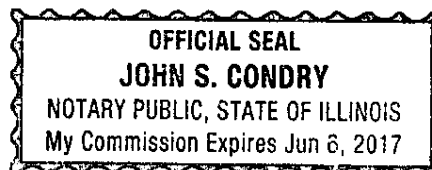
## REAL ESTATE TRANSFER TAX

24-Mar-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

13-25-313-022-0000 | 20170201611320 | 2-137-750-208



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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 Nine (9) and the North five (5) feet of Lot Ten (10) in Block Five (5) of Byron A. Baldwin's Subdivision of Lot Four (4) in the Division of the North East Quarter of the South West Quarter of Section Twenty Five (25), Township Forty (40) North, Range Thirteen (13), East of the Third Principal Meridian in Cook County, Illinois.

Being the same property conveyed from MARTIN J. MROZ, divorced and not since remarried, and ALICE MROZ a/k/a ALICE B. MROZ, widowed and not since remarried, to MARTIN J. MROZ and ALICE B. MROZ AS TRUSTEES OF THE MROZ FAMILY TRUST DATED FEBRUARY 11, 2015, dated February 11, 2015, recorded October 28, 2015, as Document No. 150119131 in Cook County Records.

Assessor's Parcel No: 13-26-313-022-0000

Commonly known as: 2626 North Francisco Avenue, Chicago, IL 60647



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1371 2/21/2017 80644564/1

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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 2/10, 2017.

Signature: \_\_\_\_\_

Grantor or Agent

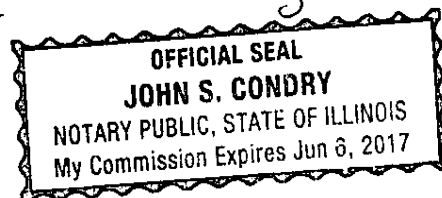
Signature: \_\_\_\_\_

Grantor or Agent

Subscribed and sworn to before me

by the said, Maria J. Mroz A.K.A. Maria Carmela Rago  
this 10 day of Feb, 2017.

Notary Public: \_\_\_\_\_



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: \_\_\_\_\_

Grantee or Agent

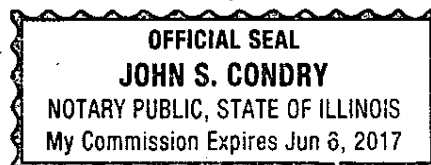
Signature: \_\_\_\_\_

Grantee or Agent

Subscribed and sworn to before me

by the said, Maria Carmela Rago A.K.A. Maria J. Mroz  
this 10 day of Feb, 2017.

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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## AFFIDAVIT – PLAT ACT

### RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

ss

COUNTY OF COOK)

Martin J. Mroz, being duly sworn on oath, states that he resides at 2626 North Francisco Avenue, Chicago, IL 60647 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 conveyance.
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.

  
Martin J. Mroz

SUBSCRIBED AND SWORN to before me this 10<sup>th</sup> day of February, 20 17.

  
Notary Public

My commission expires: June 6, 2019

