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1708846063D

Doc# 1708846063 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/29/2017 02:39 PM PG: 1 OF 5

AFTER RECORDING RETURN TO:
CLOSING USA, LLC
903 ELMGROVE ROAD
ROCHESTER, NY 14624
File No. CL160041745LD

MAIL TAX STATEMENTS TO:
JOHN W. BADON
JULIANNE BADON
3409 HARVEY AVENUE
BERWYN, IL 60402

Parcel Number: 16-32-133-005-0000 & 16-32-133-006-0000

QUIT CLAIM DEED

THIS DEED made and entered into on this 18 day of JAN, 2017, by and between **JOHN W. BADON, WHO ERRONEOUSLY ACQUIRED TITLE AS JOHN W. BADEN AND JULIANNE BADON, WHO ERRONEOUSLY ACQUIRED TITLE AS JULIANNE BADEN, HIS WIFE, IN JOINT TENANCY**, a mailing address of 3409 HARVEY AVENUE, BERWYN, IL 60402, hereinafter referred to as Grantor(s) and **JOHN W. BADON AND JULIANNE BADON, HUSBAND AND WIFE, NOT IN TENANCY IN COMMON BUT IN JOINT TENANCY**, a mailing address of 3409 HARVEY AVENUE, BERWYN, IL 60402, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in COOK County, ILLINOIS:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 3409 HARVEY AVENUE, BERWYN, IL 60402

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

Being the same property conveyed to John W. Baden and Julianne Baden, his wife, in joint tenancy in a Deed from Carl F. Skrabaez and Carol A. Skrabaez, husband and wife dated August 18, 1987 and recorded August 19, 1987 in the County Recorder's Office in Document No. 3641725.

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH 4 OF THE BERWYN CITY
CODE SEC. 888.08 AS A REAL ESTATE
TRANSACTION
DATE 3-13-17 TELLER [Signature]

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TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

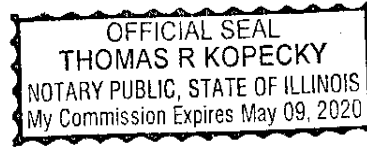
AFFIX TRANSFER TAX STAMP

OR

"Exempt under provisions of Paragraph e"
Section 31-45; Real Estate Transfer Tax Act

1-18-17

Date



John W. Badon
Signature - JOHN W. BADON

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

John W. Badon who erroneously acquired title as John W. Badon
JOHN W. BADON, WHO ERRONEOUSLY ACQUIRED TITLE AS JOHN W. BADEN

Julianne Badon who erroneously acquired title as Julianne Badon
JULIANNE BADON, WHO ERRONEOUSLY ACQUIRED TITLE AS JULIANNE BADEN

STATE OF IL
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT JOHN W. BADON, WHO ERRONEOUSLY ACQUIRED TITLE AS JOHN W. BADEN is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 18 day of JAN, 2017

Thomas R. Kopecsky
Notary Public
My commission expires: 5.9.20



STATE OF IL
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT JULIANNE BADON, WHO ERRONEOUSLY ACQUIRED TITLE AS JULIANNE BADEN is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 18 day of JAN, 2017

Thomas R. Kopecsky
Notary Public
My commission expires: 5.9.20



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MUNICIPAL TRANSFER STAMP (If Required) COOK COUNTY/ILLINOIS TRANSFER STAMP

Name & Address of Preparer:
ANNA PITTMAN, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

Property of Cook County Clerk's Office

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EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS,
TO WIT:

LOT FORTY-THREE (43) AND LOT FORTY-FOUR (44) IN BLOCK EIGHTEEN (18) IN WHITE AND
COLEMAN'S LA VERGNE SUBDIVISION, BEING A SUBDIVISION OF BLOCKS 13 TO 28 INCLUSIVE,
CHEVIOT'S FIRST DIVISION IN THE NORTHWEST QUARTER (1/4) OF SECTION 32, TOWNSHIP 39
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL NUMBER: 16-32-133-005-0000 & 16-32-133-006-0000

PROPERTY COMMONLY KNOWN AS: 3409 HARVEY AVENUE, BERWYN, IL 60402

Property of Cook County Clerk's Office

STATEMENT BY GRANTOR AND GRANTEE

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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 and hold title to real estate under the laws of the State of Illinois.

Dated 1-18-17, 20
Signature: [Signature]
John W. Badon

Subscribed and sworn to before me by the Grantor

Said **John W. Badon**
this 18 day of JAN
20 17.



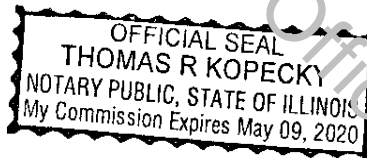
[Signature] (Notary Public)

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 and hold title to real estate under the laws of the State of Illinois.

Dated 1-18, 2017
Signature: [Signature]
John W. Badon

Subscribed and sworn to before me by the Grantee

Said **John W. Badon**
this 18 day of JAN
20 17.



[Signature] (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.