

# 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:  
62591316

Mail Tax Statements To:  
Brayden Duran &  
Haley M. Duran  
3215 North Elston Avenue,  
Apartment 1 South,  
Chicago, IL 60618

Tax Parcel ID#  
13-24-324-015-1002



Doc# 1708818103 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

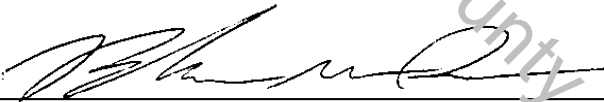
COOK COUNTY RECORDER OF DEEDS

DATE: 03/29/2017 04:32 PM PG: 1 OF 5

## QUIT CLAIM DEED

62591316 - 3910842

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

By: , date 2/3/17  
**BRAYDEN DURAN**

Dated this 3 day of February, 2017. WITNESSETH, that, **BRAYDEN DURAN** and **HALEY M. DURAN**, f/k/a **HALEY LANDSMAN**, husband and wife, 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 **BRAYDEN DURAN** and **HALEY M. DURAN**, husband and wife, not as tenants in common, but as joint tenants with right of survivorship, residing at 3215 North Elston Avenue, Apartment 1 South, Chicago, IL 60618, 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 3215 North Elston Avenue, Apartment 1 South, Chicago, IL 60618, 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: 13-24-324-015-1002

PAGE 1 of 3

When Recorded Return to:  
Indecorum Global Services  
As Recording Agent Only  
1260 Energy Lane  
St. Paul, MN 55108  
80638482

JA

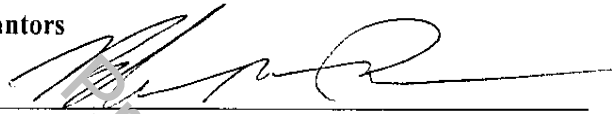
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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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.

**Grantors**

By:   
**BRAYDEN DURAN**

By:   
**HALEY M. DURAN,**  
**f/k/a HALEY LANDSMAN**

STATE OF Illinois  
COUNTY OF COOK

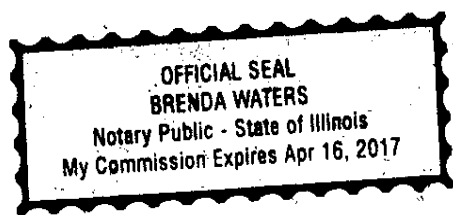
REAL ESTATE TRANSFER TAX		30-Mar-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00



13-24-324-015-1002 | 20170101605799 | 0-751-249-088  
\* Total does not include any applicable penalty or interest due.

I, Brenda Waters, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **BRAYDEN DURAN** and **HALEY M. DURAN, f/k/a HALEY LANDSMAN**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 3 day of February 2017.

Brenda Waters  
Notary Public  
My commission expires: April 14, 2017



REAL ESTATE TRANSFER TAX		30-Mar-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-24-324-015-1002 | 20170101605799 | 0-181-388-992

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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:

Parcel 1:

Unit Number is in 3215 N. Elston Condominiums as delineated on a survey of the following described real estate: Lots 50 and 51 in Belmont and Elston Avenue Addition to Chicago a subdivision of the South 1/2 of Section 24, Township 40 North, Range 13, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded November 20, 2014 as Document Number 1432418072 as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

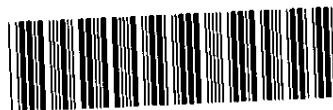
Parcel 2:

The exclusive right to the use of garage parking space P-1S, limited common elements as delineated on the survey attached to the declaration aforesaid recorded as Document Number 1432418072.

Being the same property conveyed from 1622 W. NELSON, LLC, an Illinois Limited Liability Company to BRAYDEN DURAN and HALEY LANDSMAN, husband and wife, not as tenants in common, and not as joint tenants, but as tenants by the entirety dated November 26, 2014, recorded December 11, 2014, as Document No. 1434519175 in Cook County Records.

Assessor's Parcel No: 13-24-324-015-1002

Commonly known as: 3215 North Elston Avenue, Apartment 1 South, Chicago, IL 60618.



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1371 2/15/2017 80638482/1

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AFFIDAVIT - PLAT ACT

RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

SS

COUNTY OF COOK)

Brayden Duran, being duly sworn on oath, states that he resides at 3215 North Elston Ave., Apt 1 South, Chicago, IL 60618 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

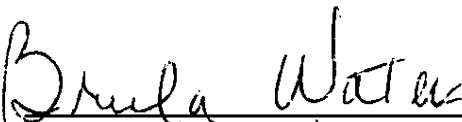
- ① The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of 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.

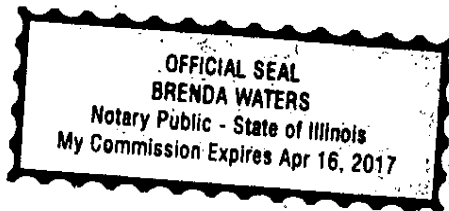
CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

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.

  
 \_\_\_\_\_  
 Brayden Duran

SUBSCRIBED AND SWORN to before me this 3 day of February, 2017.

  
 \_\_\_\_\_  
 Notary Public  
 My commission expires: April 16, 2017  
 Brenda Waters



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## STATEMENT BY GRANTOR AND GRANTEE

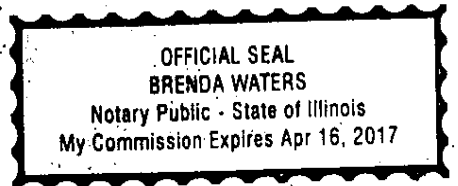
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 and hold title to real estate under the laws of the State of Illinois.

Date: 2/3/17

Signature: [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED and SWORN to before me on Feb. 3, 20 17  
(Impress Seal Here)

Brenda Waters  
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.

Date: 2/3/17

Signature: [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED and SWORN to before me on.  
(Impress Seal Here)

Brenda Waters  
Notary Public  
BRENDA WATERS

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 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 Act.]

