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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:
62596583

Mail Tax Statements To:
James W. Leflar, III
Caroline Leflar
319 E. Lincoln Avenue, Apt 1
La Grange, IL 60525

Tax Parcel ID#
18-04-225-027-0000



Doc# 1715322001 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/02/2017 09:32 AM PG: 1 OF 5

QUITCLAIM DEED Rec 1st

62596583-4031328
Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: [Signature], date 5/3/17
JAMES W. LEFLAR, III

Dated this 3 day of MAY, 2017. WITNESSETH, that, JAMES W. LEFLAR, III, a married man, 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 JAMES W. LEFLAR, III and CAROLINE LEFLAR, husband and wife, not as tenants in common, but as joint tenants with right of survivorship, residing at 319 East Lincoln Avenue, Apartment 1, La Grange, Illinois 60525, 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 319 E Lincoln Avenue, Apartment 1, La Grange, IL 60525, 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: 18-04-225-027-0000

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

When Recorded Return To: Rec 1st
Indecomm Global Services
As Recording Agent Only
1260 Energy Lane
St. Paul, MN 55108
807 21685

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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.

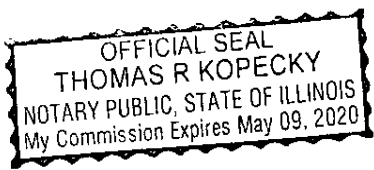
GRANTOR


By: 
JAMES W. LEFLAR, III

STATE OF IL)
COUNTY OF COOK) ss.

I, THOMAS R KOPECKY, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that JAMES W. LEFLAR, III, 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, 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 Oct 20 17.




Notary Public
My commission expires: 5-9-20

THOMAS R KOPECKY

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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:

Lots 22 and 23 in Block 9 in Ira Brown's addition to LaGrange, being a subdivision of the West 1/2 of the Northeast 1/4 of Section 4, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Being the same property conveyed from VLADISLAV DUZEK, as a single individual, to JAMES W. LEFLAR, III, an unmarried man, dated November 17, 2006, recorded January 22, 2007, as Document No. 0702254029 in Cook County Records.

Assessor's Parcel No: 18-04-225-027-0000

Commonly known as: 310 E Lincoln Avenue, Apartment 1, La Grange, IL 60525



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1371 5/10/2017 80721685/1

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AFFIDAVIT – PLAT ACT

RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

ss


COUNTY OF COOK)

James W. Leflar, III, being duly sworn on oath, states that he resides at 319 E. Lincoln Avenue, Apt. 1, La Grange, IL 60525 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

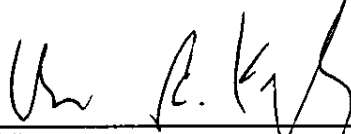
- ① The sale or exchange is of an entire tract of land not being a part of a larger tract of land
- 2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
- 3. The division is of lots or blocks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


James W. Leflar, III

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


Notary Public
My commission expires: 5/9/20



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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: 5.3.17

Signature: [Handwritten Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on 5.3, 2017
(Impress Seal Here)



[Handwritten 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.

Date: 5.3.17

Signature: [Handwritten Signature] [Handwritten Signature]
Grantee or Agent

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



[Handwritten 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 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.]