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PREPARED BY:

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Doc# 1716529026 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/14/2017 01:10 PM PG: 1 OF 3

Property of Cook County Clerk's Office

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 15 day of June, 2016, by the Grantor Gabriel Abarca, whose post office address is:

5521 W. Cermak, Cicero, IL, 60804

to the Grantee(s) Esteban E Moreno and Igor Iliev, together whose post office address is:

2752 N Fairfield Ave, Chicago IL 60647, 1540 N Rockwell St, 201, Chicago IL 60622

WITNESSETH, That the Grantors, for good consideration and for the sum of \$10.00, paid by the Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the Grantee forever, all the right, title, interest and claim which the Grantors have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Cook, State of Illinois to wit:

with a physical address: 1538 N. Rockwell Ave. Unit 202 & Garage Unit G-, Chicago, IL 60622

LEGAL DESCRIPTION:

PARCEL 1:UNIT NO. 202 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ROCKWELL PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0501945118, IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

R/OK

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PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF BALCONY B2102 AND LOWER LEVEL LL1538 (UNDIVIDED 25% INTEREST), AS LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS

SUBJECT TO: Covenants, conditions and restrictions of record, private and public utility easements and roads and highways;

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

Tax Identification Number(s): 16-01-203-049-1006, 16-01-203-049-1009

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Gabriel Abarca
Grantor, Gabriel Abarca

STATE OF ILLINOIS)
SS.)
COUNTY OF COOK)

REAL ESTATE TRANSFER TAX		14-Jun-2017
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

16-01-203-049-1006 | 20170601673155 | 1-777-113-536

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

On June 15, 2016 before me, Andrea M. Duron personally appeared, Gabriel Abarca, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Andrea M. Duron
Notary Signature



Statement of Exemption under Real Estate Transfer Tax Act

This transfer is exempt from transfer tax pursuant to the provisions of 35 ILCS 200/31-

REAL ESTATE TRANSFER TAX		14-Jun-2017
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

16-01-203-049-1006 | 20170601673155 | 1-296-095-680

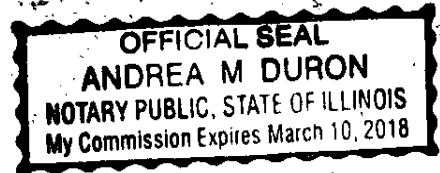
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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his or her agent affirms that, to the best of his or her knowledge, the name of the Grantee shown of the Deed or Assignment of Beneficial Interest in a land rust 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 any other entity recognized as a person authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated, this 15 day of June, 2016

Gabriel Abarca
GABRIEL ABARCA



Subscribed and sworn to before me by the said GABRIEL ABARCA this 15 day of June, 2016

Notary Public [Signature]

The Grantee or his or her agent affirms that, to the best of his or her knowledge, the name of the Grantee shown of the Deed or Assignment of Beneficial Interest in a land rust 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 any other entity recognized as a person authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated, this 15 day of June, 2016

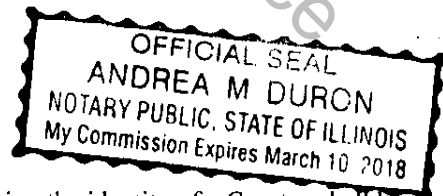
[Signature]
ESTEBAN E MORENO

[Signature]
IGOR ILIEV

Subscribed and sworn to before me by the said ESTEBAN E MORENO AND IGOR ILIEV

this 15 day of June, 2016

Notary Public [Signature]



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 any subsequent offenses.

(Attached 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.)