

# UNOFFICIAL COPY

## QUIT CLAIM DEED

Upon Recording Mail To: *Title 365*  
*345 Rouser Rd*  
 Savas Ceviker *Bldg 5, Ste 300*  
 2951 Central Street, Unit 201 *Warren, PA 15108*  
 Evanston, Illinois 60201



Doc# 1716739150 Fee \$72.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/16/2017 03:26 PM PG: 1 OF 5

Mail Subsequent Tax Bill to:

Savas Ceviker  
 2951 Central Street, Unit 201  
 Evanston, Il. 60201

THE GRANTORS, SAVAS CEVIKER of the County of Cook, State of Illinois; and SABRINA CEVIKER (n/k/a SABRINA GRUTTADAURIA), formerly of the County of Cook, State of Illinois, former spouses and tenants by the entirety, but now as tenants in common, for and in consideration of TEN (\$10.00) and no/100 DOLLARS, and other good and valuable consideration, in hand paid, CONVEY and QUIT CLAIM to SAVAS CEVIKER, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**Legal Description:** See Exhibit A, attached hereto and incorporated herein

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever, hereby releasing and waiving all rights of homestead.

Exempt under Real Estate Transfer Tax Act, Section 4, Paragraph E; Cook County Ordinance 95104.

Permanent Real Estate Index Number: 05-33-427-030-1001

Address of Real Estate: 2951 Central Street #201, Evanston, Illinois 60201.

Dated this 20<sup>th</sup> day of April, 2017

*Sabrina Gruttadauria*

SABRINA GRUTTADAURIA  
 (f/k/a SABRINA CEVIKER)

*Savas Ceviker*

SAVAS CEVIKER

CITY OF EVANSTON  
 EXEMPTION

*Johnny Adams*  
 CITY CLERK

S N  
 P 5/66  
 S N  
 M N  
 SC Y  
 E Y  
 INT Y



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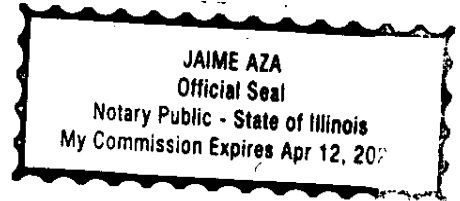
## STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR(S) or his/her 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: 22 April, 2017 Signature Savas Ceviker  
Savas Ceviker

Subscribed and sworn to before me by the said Savas Ceviker this 22 day of April, 2017.

Notary Public: [Signature] (SEAL)



Dated: 20 April, 2017 Signature: Sabrina Gruttadauria  
Sabrina Gruttadauria (f/k/a Ceviker)

Subscribed and sworn to before me by the said Sabrina Gruttadauria this 20<sup>th</sup> day of April, 2017.

Notary Public: [Signature] (SEAL)

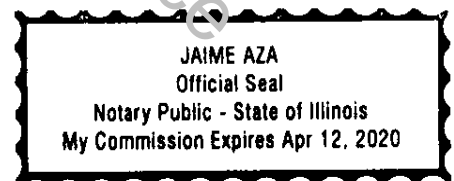


The GRANTEE(S) or his/her Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: April 22, 2017 Signature: Savas Ceviker  
Savas Ceviker

Subscribed and sworn to before me by the said Savas Ceviker this 22 day of April, 2017.

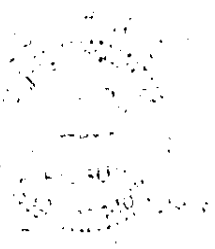
Notary Public: [Signature] (SEAL)



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 if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

# UNOFFICIAL COPY

ANA 3011A  
 1090 10001  
 3100011 to state  
 'S' 'S' 10A 000003



ANA 3011A  
 1090 10001  
 3100011 to state  
 'S' 'S' 10A 000003

Property of Cook County Clerk's Office

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## PLAT ACT AFFIDAVIT

State of ~~Illinois~~ Pennsylvania

} ss.

County of Allegheny

Sarah Beaver, being duly sworn on oath, states that Savas Ceviker resides at 2951 Central St. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; - OR - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions 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 parcels of land between owners of adjoining and contiguous land.
5. The conveyance 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 of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance 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. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

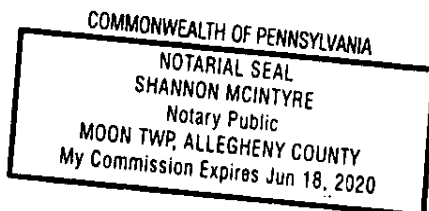
CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that \_\_\_\_\_ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Sarah Beaver

SUBSCRIBED and SWORN to before me

this 12 day of May, 2017.  
Shannon McIntyre



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## EXHIBIT A Legal Description

The land hereinafter referred to is situated in the City of Evanston, County of Cook, State of IL, and is described as follows:

### Parcel I:

Unit 201 in the Central Park Condominiums, as delineated on a survey of the following described real estate: Lots 63 to 70, both inclusive, in Westerlawn, a Subdivision of Lots 9, 10, 11 and 12 in the County Clerk's Division in the Southeast Fractional 1/4 of Section 33, Township 42 North, Range 13 East of the Third Principal Meridian, according to the Plat thereof recorded December 17, 1915 as Document 5772065, in Cook County Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded May 26, 2000 as Document Number 00385437, together with an undivided percentage interest in the common elements appurtenant to said unit as set forth in said Declaration, as amended from time to time, in Cook County, Illinois.

### Parcel II:

The exclusive right to the use of Parking Space 14 and Storage Space 13, a limited common element, as delineated on the survey attached as Exhibit "A" to the aforesaid Declaration, as amended from time to time.

Being the same property conveyed from Bank of Waukegan, a corporation to Savas Ceviker and Sabrina Ceviker, not as tenants in common and not as joint tenants, but as tenants by the entirety by deed dated March 27, 2002 and recorded April 9, 2002 in Instrument Number 0020405267, of Official Records.

APN: 05334270301001

Property of Cook County Clerk's Office