### **UNOFFICIAL COPY**

Doc#. 1719408410 Fee: \$56.00 Karen A. Yarbrough Cook County Recorder of Deeds Date: 07/13/2017 11:20 AM Pg: 1 of 5

Dec ID 20170701688977 ST/CO Stamp 1-830-623-680 City Stamp 0-104-707-520

Commitment Number: 16NL58075

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording, Return To:
Nations Lending Services WWKT;
9801 Legler Road
Lenexa, KS 66219

Mail Tax Statements To: JOHN A. FIER and PANELA K. FIER, TRUSTEES: 5709 S NASHVILLE AVE, CHICAGO, IL 60638

PROPERTY APPRAISAL (TAX/APN) PARCEL EDENTIFICATION NUMBER
19182200380000

### **QUITCLAIM DEED**

JOHN A. FIER and PAMELA K. FIER, AS TRUSTEES OF THE JOHN A. FIER AND PAMELA K. FIER JOINT LIVING TRUST DATED MARCH 9, 2016, hereinlifter grantors, whose tax-mailing address is 5709 S NASHVILLE AVE, CHICAGO, IL 60638, for \$0.00 and the correction of the public record as to the date of the trust as consideration paid, grant and quitclaim to JOHN A. FIER and PAMELA K. FIER, AS TRUSTEES OF THE JOHN A. FIER AND PAMELA K. FIER JOINT LIVING TRUST DATED MARCH 15, 2016, hereinafter grantees, whose tax mailing address is 5709 S NASHVILLE AVE, CHICAGO, IL 60638, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS, TO-WIT:

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## **UNOFFICIAL COPY**

THE SOUTH 40 FEET OF LOT 10 BLOCK 56, IN THE RESUBDIVISION OF FREDERICK H. BARTLETT'S FOURTH ADDITION TO BARTLETT HIGHLANDS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD

BEING THE SAME PROPERTY CONVEYED TO JOHN A. FIER AND PAMELA K. FIER, AS TRUSTEES OF THE JOHN A. FIER AND PAMELA K. FIER JOINT LIVING TRUST DATED MARCH 9, 2016\ BY \TRUST WARRANTY DEED\ FROM JOHN A. FIER\ AS RECORDED \\05/09/2016\ AS DOCUMENT \\151.3045030\.

TAX ID: \19182200380000\

Property Address is: 5709 S NASHVILLE AVE, CHICAGO, IL 60638

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: DOCUMENT \1613045030

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## **UNOFFICIAL COPY**

Executed by the undersigned on Jale, 1945	<b>3</b> 2017:
John Jeen	Parnela K. Frier
JOHN A. FIER AS TRUSTEE OF	PAMELA K. FIER AS TRUSTEE
THE JOHN A. FIER AND PAMELA	OF THE JOHN A. FIER AND
K. FIER JOINT LIVING TRUST	PAMELA K. FIER JOINT LIVING
DATED MARCH 9, 2016	TRUST DATED MARCH 9, 2016
900	
STATE OF CLINA	
COUNTY OF CONTRACT	
The foregoing instrument was acknowledged be	fore me on <u><b>02-15-</b></u> , 2017 by <b>JOHN A. FIER</b>
	THE JOHN A. FIER AND PAMELA K. FIER
	9, 2016 who are personally known to me or have
produced Drive's Lianses as identification,	furthermore, the aforementioned persons have
acknowledged that their signatures were their fi	ee and voluntary act for the purposes set forth in this
instrument.	
	100 11 11 /i+1
OFFICIAL SEAL	Chrobib. Whitah
CLAUDIA B WHITAKER Notary Public - State of Illinois	Notary Public
My Commission Expires Aug 24, 2019	C/2
	Q <sub>A</sub> ,
	4
MUNICIPAL TRANSFER STAMP	COUNTY/ILLINOIS TRANSFER STAMP
(If Required)	(If Required)
	YSc.
EXEMPT under provisions of Paragraph(e)_	Section 31-45, Property Tax Code.
Date:	
Buyer, Seller or Representative	
buyor, senier or representative	
	•
•	•

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## **UNOFFICIAL COPY**

#### 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 land trust is either a natural person, and 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 July 15Am

Signature of Grantor or Agent

Subscribed and swon to before
Me by the said Sran A. Fie

this <u>15+</u> day of <u>Gesover</u>. 2017.

NOTARY PUBLIC

OFFICIAL SEAL CLAUDIA B. WHITAKER Notary Public - State of Illinois My Commission Expires Aug 24, 2019

> OFFICIAL SEAL CLAUDIA B WHITAKER Notary Public - State of Illinois My Commission Expires Aug 24, 2019

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 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 February 15, 2017

Signature of Grantee or Agent

Subscribed and sworn to before

Me by the said Panela K. I

This 15 day of 9ebruary 2017.

NOTARY PUBLIC

OFFICIAL SEAL
CLAULIA B WHITAKER
Notary Public - State of Illinois
Commission Excited Aug 24, 2019

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 in Cook County, Illinois if exempt under provisions of

Section 4 of the Illinois Real Estate Transfer Tax Act.)

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# UNOFFICIAL COPY

APPLICATIONS ARE REQUIRED FOR ALL THANSFERS OF PROPERTY. SEPARATE APPLICATIONS ARE REFERENCE FOR ALL THANSFERS OF PROPERTY IS EXEMPT FROM the City of Chicago REPORT OF CHICAGO PROPERTY IS EXEMPTED AS A CHICAGO PROPERTY.	Monday-Friday 8.30 AM – 4:30 PM fbc@ertyotchicago.org	FULL PAYMENT CERTIFICATE  City of Chicago Department of Finance  333 South State Street Suite 330
E TRANSFERS OF PROPER is waived if the subject prop	воок	CERTIFICATE #: 962666
RTY. SEPARATE APPLICE POINTS IN SEPARATE APPLICES IN SEPARATE APPLICES APPLICED IN SEPARATE APPLICES APPLICED IN SEPARATE APPLICES APPLICED IN SEPARATE APPLICES APPLICED IN SEPARATE APPLICED IN SEPA	Page	DATE: 06/23/2017
CATIONS ARE REQUIRED FOR EACH PROPERTY TO BE TRANSFERRED.  City of Chicago Real Property Transfer Tax. Application #1_OF1(QTY)	MC#(s)	AKA

2. CLOSING BASED UPON A FINAL METER READING ALIGIT OCCUR WITHIN 60 DAYS OF EITHER: (A) THE FINAL READING ALIGIT OCCUR WITHIN 60 DAYS OF THE AUTHORIZATION DATE 3. ATTORNEYS ARE RESPONSIBLE FOR PRORATING TO THE DATE ABOVE TO THE DATE OF CLOSING. CHARGES CERTIFICATION AUTHORIZED BY: N. Lambio. AUTHORIZATION DATE: 08. /		Acct# (H	Acci# 1148074-201257 UI	Initial here triproperty acquired pusuant to judicial deed.	pplicant acknowledges that the spectrusquired the above isted premises but	the account prior to taster of ownershippil the subject property, the Department strikes that the steemers set following the subject property and correct. Application costs collector (csts, and alterney's legs burstant to Senting, 121-110-201)	OKNOWLEDGMENT Applicant as named above, requests has the Oly of Oh	EMAIL: nick@edocumentservices.com	COMPANY NAME: Document Services	MARPLICANT INFORMATION	NAME: JOHN A. FIER & PAMELA FIER TRUSTEES	SELLER/GRANTORINEORMATION	NAME: JOHN A. FIER & PAMELA K. FIER TRUSTEE	NAME: JUNIA FIER & FAMELA A FIER LAUSI BES	CONTROL OF THE REPORT OF THE PROPERTY OF THE P		Single Family, Tax Exempt: E	ADDITIONAL INFORMATION:	PROPERTY INDEX # (S): 19 18 220 038	PREMISES ADDRESS(ES): 5709 S NASÉVILLE AVE	FPC Fee is \$50 per application. The FPC fee is waive	Mondey-Firday 8:30 AM - 4:30 PM BOOK fpc@ertyotchicago.org
CCUR WITHIN 60 DAYS OF EITHER: (A) THE FINAL CUR WITHIN 60 DAYS OF THE AUTHORIZATION DATE DATE OF CLOSING. CHAI AUTHORIZATION DATE:	/2017 ON-METERED /	LHILV Charge \$	Utility Charge \$ 0		rsuantito a ju maat oregosure, any full paymanice mitoate i	o Pinance reserves thing to recalculate me basance oweo or asknowledges that, e. John who make material false state the Munition	ircago updata ils billing: «L. "r. sno reflectifite transfer or behall	PHONE: 708-853 9934	NAME: Nick Larnivros		EMAIL:		RUSTEES ADDRESS 5708 & NASY, "L	EMAIL							FPC Fee is \$50 per application. The FPC fee is waived if the subject property is exempt from the City of Chicago Real Property Transfer Tax. Application #_	K Page MC#(s)
1. CLOSING BASED UPON A FINAL METER READING A 19 OCCUR WITHIN 60 DAYS OF EITHER: (A) THE FINAL READING DATE, OR (B) THE AUTHORIZATION DATE, WHICHEVER IS EARLIER 2. CLOSING BASED UPON A NON-METERED TERM, 403T OCCUR WITHIN 60 DAYS OF THE AUTHORIZATION DATE 3. ATTORNEYS ARE RESPONSIBLE FOR PRORA INC.). SOM THE DATE ABOVE TO THE DATE OF CLOSING. CHARGES THAT ACCRUE AFTER THIS DATE WILL BE TRANSFERRED TO THE BUYER.  CERTIFICATION AUTHORIZED BY: N LAMBOO ATTE DATE: 06 / 23 / 2017  AUTHORIZATION DATE: 06 / 23 / 2017	FPC CHARGES	FPC CHARGE \$	FPC CHARGE \$ 0			Throis penalties provided by law pursuant to series a fine above to the continuous provided by law possibilities and the series and series and the continuous provided by law pursuant to series a fine of the continuous provided by law pursuant to series and the continuous provided by law provided by la	no realization of the second s				PHONE: 773-592-0776		E AVE CHICAGO IL 60638	PHONE: 773-592-0776		S	C,				IS ARE REQUIRED FOR EACH PROPERTY TO BE TRANSFERRED.  Chicago Real Property Transfer Tax. Application #1_OF1_(QTY)	)