

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

Doc# 1719529035 Fee \$48.00

AMSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/14/2017 03:51 PM PG: 1 OF 6

Mail Tax Statements To:
Maria Grullon
2451 W. Arthington St., Unit 3
Chicago, IL 60612

Ref.# 62585614

Tax Parcel ID#
16-13-420-051-1003

Record 1st
80769607

62585614-4085705

QUITCLAIM DEED

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

By: RJ - [Signature], date 6/17/17
RAFAEL GRULLON

Dated this 17 day of June, 2017. WITNESSETH, that, **RAFAEL GRULLON**, an unmarried man, and **MARIA GRULLON**, an unmarried woman, 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 **MARIA GRULLON**, an unmarried woman, and **JASMINE MARIE GRULLON**, an unmarried woman, as joint tenants with right of survivorship and not as tenants in common residing at 2451 W. Arthington Street, Unit 3, Chicago, IL 60612, 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 2451 W. Arthington Street, Unit 3, Chicago, IL 60612, 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: 16-13-420-051-1003

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

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

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Transfer per divorce decree dated February 3, 2015, in Cook County, Illinois, Case No. 2015D000864, between RAFAEL GRULLON and MARIA GRULLON.

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.

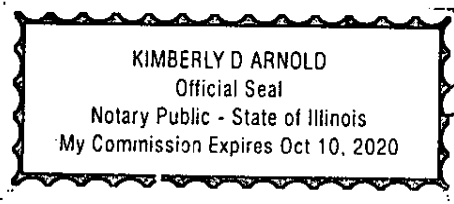
IN TESTIMONY WHEREOF, WITNESS the signature of the GRANTOR on the date first written above.

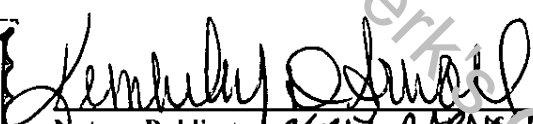
By: 
RAFAEL GRULLON


STATE OF Illinois)
COUNTY OF COOK) ss.

I, Kimberly D Arnold, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **RAFAEL GRULLON**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 17 day of June 2017.




Notary Public KIMBERLY D ARNOLD
My commission expires: 10-10-2020

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

16-13-420-051-1003 | 20170701686343 | 0-019-254-720

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

16-13-420-051-1003 | 20170701686343 | 0-246-762-944

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

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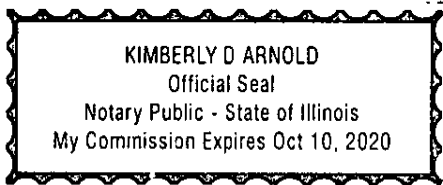
Attached to and becoming a part of Deed dated June 17, 2017 between RAFAEL GRULLON, an unmarried man, and MARIA GRULLON, an unmarried woman, as Grantor(s), and MARIA GRULLON, an unmarried woman, and JASMINE MARIE GRULLON, an unmarried woman, as joint tenants with right of survivorship and not as tenants in common, as Grantee(s).

By: Maria Grullon
MARIA GRULLON

STATE OF Illinois)
COUNTY OF Cook) ss.

I, Kimberly D Arnold, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **MARIA GRULLON**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 17 day of June 2017.



Kimberly D Arnold
Notary Public KIMBERLY D ARNOLD
My commission expires: 10-10-2020

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EXHIBIT A LEGAL DESCRIPTION

The following described real estate, to-wit:

Unit 3 in 2451 W. Arthington Street Condominium, as delineated on a plat of survey of the following described tract of land:

Lot 27 and the East 0.05 feet of Lot 28 in Block 1 in S.W. Rawson's Subdivision of S.W. Rawson's Subdivision of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; which plat of survey is attached as Exhibit "C" to the Declaration of Condominium recorded August 5, 2004, as Document 0421839073, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

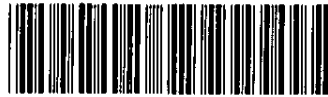
The exclusive right to the use of Parking Space G-3, a limited common element as set forth in the Declaration of Condominium and survey attached thereto, all in Cook County, Illinois.

Subject to covenants, conditions, restrictions and easements of record, if any.

Being the same property conveyed to RAFAEL GRULLON and MARIA GRULLON, as husband and wife, as tenants by the entirety, by deed from DALIA H. TATORIS, dated January 22, 2015, and recorded February 3, 2015, as Instrument No. 1593434020, in the Cook County Recorder's Office, State of Illinois.

Parcel ID: 16-13-420-051-1003

Commonly known as: 2451 W. Arthington Street, Unit 3, Chicago, IL 60612



•U06371889•

1371 6/28/2017 80769607/1

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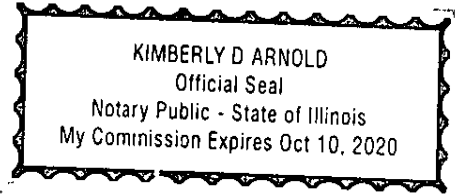
STATEMENT BY GRANTOR AND GRANTEE

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: June 17, 2017

Signature: *Maura Hudson RJ-110*
Grantor or Agent

SUBSCRIBED and SWORN to before me on June 17, 2017.
(Impress Seal Here)



Kimberly D Arnold
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: June 17, 2017

Signature: *Maura Hudson Jannine Maura Sullivan*
Grantee or Agent

SUBSCRIBED and SWORN to before me on June 17, 2017.
(Impress Seal Here)



Kimberly D Arnold
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.]

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AFFIDAVIT – PLAT ACT

RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

ss

COUNTY OF COOK)

Maria Grullon, being duly sworn on oath, states that he resides at 2451W. Arthington St., Unit 3 Chicago, IL 60612 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.

Maria Grullon

Maria Grullon

SUBSCRIBED AND SWORN to before me this 17 day of June, 2017.

Kimberly D Arnold
Notary Public
My commission expires: 10-10-2020

