

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

UNOFFICIAL COPY



17296180920

Doc# 1729618092 Fee \$52.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/23/2017 03:19 PM PG: 1 OF 8

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

Mail Tax Statements To:

Joseph A. Bachicha &
James S. Fane, Jr.
13 Baycrest Way
South San Francisco, CA 94080

Tax Parcel ID Number:

17-09-241-036-1047

Order Number:

63549132 - 4244114

3384909062
Record 1st
80878240

**QUITCLAIM DEED
Corrective**

Tax Exempt under provision of Paragraph K, Section 31-45 Property Tax Code

By: [Signature], date 10/10/17
JOSEPH A. BACHICHA

Dated this 10 day of October, 20 17, WITNESSETH, that, JOSEPH A. BACHICHA and JAMES S. FANE, JR., a married couple, who took title with no marital status, whose address is 13 Baycrest Way, South San Francisco, CA 94080, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of Zero Dollars and 00/100 (\$0.00), and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto JOSEPH A. BACHICHA and JAMES S. FANE, JR., a married couple, as joint tenants with right of survivorship and not as tenants in common, whose address is 13 Baycrest Way, South San Francisco, CA 94080, 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 545 North Dearborn Street, Apartment 1306W, Chicago, IL 60654, and legally described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Assessor's Parcel Number: 17-09-241-036-1047

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

Y
S
P 866
S
SC
INT

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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 signatures of the Grantors on the date first written above.



JOSEPH A. BACHICHA




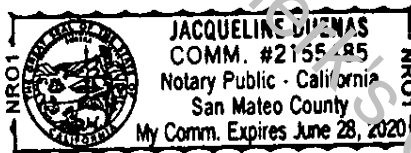
JAMES S. FANE, JR.


STATE OF CA)
COUNTY OF San Mateo) ss.

I, Jacqueline Duenas a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **JOSEPH A. BACHICHA** and **JAMES S. FANE, JR.**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.



Given under my hand official seal this 10 day of October 20 17.


Notary Public
My Commission Expires: 06-28-20
Jacqueline Duenas



REAL ESTATE TRANSFER TAX		24-Oct-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-09-241-036-1047 | 20170801610804 | 1-865-891-872

REAL ESTATE TRANSFER TAX		24-Oct-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-09-241-036-1047 | 20170801610804 | 1-195-687-968

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

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EXHIBIT A

The following described property, situated in the County of Cook, State of Illinois, to wit:

Parcel 1:

Unit W1306, The Residences at Grand Plaza Condominiums, as delineated on a plat of survey of the following described tract of land: Lots 4A and 4B, in the Subdivision at Grand Plaza, as said lots are located and delineated both horizontally and vertically in said subdivision, being a Resubdivision of all of Block 25, in Kinzie's Addition to Chicago, in Section 10, also Block 16 in Wolcott's Addition to Chicago, in Section 9, and also all of the vacated alley, 18 feet wide, in said Blocks 16 and 25 heretofore described, all in Township 39 North, Range 14 East of the Third Principal Meridian according to the plat thereof recorded December 29, 2003 as Document No. 0336327024 which plat of survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded October 26, 2005, as Document No. 0529910137, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

Easements for the benefit of Parcel 1 as contained in Article 3.4 of the Declaration of Covenants, Conditions, Restrictions and Easements recorded August 3, 2005 as Document No. 0521518064.

Being the same property conveyed from JOSEPH A. BACHICHA, a single person, to JOSEPH A. BACHICHA and JAMES S. FANE, JR., not as tenants in common but as joint tenants, by dated April 28, 2006, recorded June 1, 2006, as Document No. 0615245087 in Cook County Records.***

*****This deed corrects an error in the prior abovementioned deed, dated April 28, 2006, recorded June 1, 2006, as Document No. 0615245087 in Cook County Records, wherein the legal description was erroneously omitted.*****

Property Address: 545 North Dearborn Street, Apartment 1306W, Chicago, IL 60654

Assessor's Parcel No.: 17-09-241-036-1047



-U06495292-

1632 10/16/2017 80878240/1

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 10 | 10 | 2017

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Jacqueline Duenas

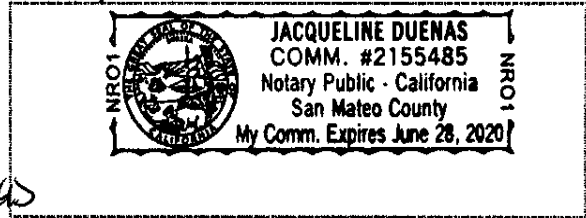
By the said (Name of Grantor): Joseph A. Badricha

AFFIX NOTARY STAMP BELOW

On this date of: Oct. 10th, 2017

NOTARY SIGNATURE: Jacqueline Duenas

Jacqueline Duenas



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 10 | 10 | 2017

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Jacqueline Duenas

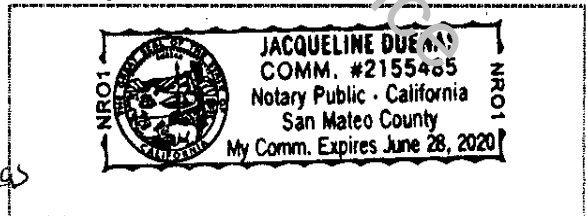
By the said (Name of Grantee): Joseph A. Badricha

AFFIX NOTARY STAMP BELOW

On this date of: Oct. 10th, 2017

NOTARY SIGNATURE: Jacqueline Duenas

Jacqueline Duenas



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**

UNOFFICIAL COPY

Jurat

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Mateo

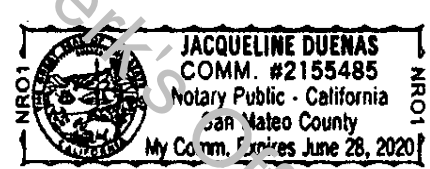
Subscribed and sworn to (or affirmed) before me this 10 day of Oct., 2017 by

Joseph A. Pacheco

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

see additional information below!

Signature Jacqueline Duenas
Jacqueline Duenas



OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Grant Affidavit

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 10-10-17

(additional information)

UNOFFICIAL COPY

Jurat

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State of California

County of San Mateo

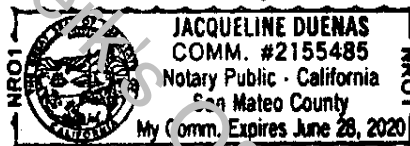
Subscribed and sworn to (or affirmed) before me this 10 day of Oct, 2017 by

Joseph A. Bachecha

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Jacqueline Duenas
Signature Jacqueline Duenas

see additional information below



OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Grantee Affidavit
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 10-10-17

(additional information)

UNOFFICIAL COPY

AFFIDAVIT – PLAT ACT

RECORDER OF COOK COUNTY

STATE OF ~~ILLINOIS~~ ^{California}
COUNTY OF ~~COOK~~ ^{San Mateo} SS

Joseph A. Bachicha, being duly sworn on oath, states that he resides at 545 North Dearborn Street, Apt 1306W, Chicago, IL 60654 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.

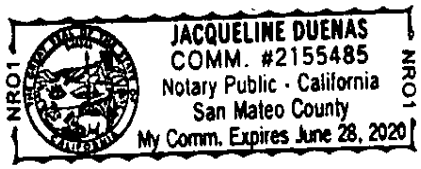


Joseph A. Bachicha

SUBSCRIBED AND SWORN to before me this 10 day of October, 2014



Notary Public
My commission expires: 06-28-20
Jacqueline Duenas



UNOFFICIAL COPY

Jurat

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Mateo

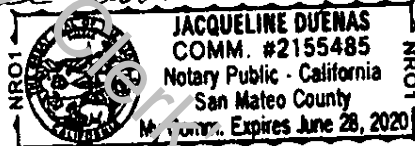
Subscribed and sworn to (or affirmed) before me this 10 day of Oct., 2017 by

Joseph A. Bachecha

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

See additional information below.

Jacqueline Duenas
Signature Jacqueline Duenas



OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Affidavit Plat Act
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 10-10-17

(additional information)