

# UNOFFICIAL COPY

**Prepared By:**

Joseph Galan  
642 Adams Unit #2w  
Oak Park, Illinois 60304



\*1807329020\*

Doc# 1807329020 Fee \$46.25

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/14/2018 10:33 AM PG: 1 OF 4

**After Recording Return To:**

Joseph Galan  
9844 Alice Ct.  
Frankfort, Illinois 60423

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

On October 22, 2017 THE GRANTOR(S)

- Michelle Galan and Joseph Galan, a formerly married couple who were divorced on January 17, 2017,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration... conveys, releases and quitclaims to the GRANTEE(S):

- Joseph Galan, a single person, residing at 9844 Alice Ct., Frankfort, Will County, Illinois 60423

the following described real estate, situated in 642 Adams Unit #2W, Oak Park, in the County of Cook, State of Illinois:

Legal Description:

642 ADAMS #2W IS A CONDOMINIUM LOCATED IN OAK PARK, COOK COUNTY, ILLINOIS. THE BUILDING PROPERTY HAS A LOT SIZE OF 7,033 SQUARE FEET AND WAS BUILT IN 1912. NEIGHBORHOOD BOUNDARIES INCLUDE LAKE STREET TO THE NORTH, RIDGELAND AVENUE TO THE EAST, I-290 EXPRESSWAY TO THE SOUTH, AND OAK PARK AVENUE TO THE WEST.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs

**EXEMPTION APPROVED**

*Steven E. Dražner*  
Steven E. Dražner, CFO  
Village of Oak Park

S	Y
P	4-GG
S	N
M	Y
SC	Y
E	N
INT	A.V.
D	<del>XXXX</del>

*M*

3-1-18

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and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Tax Parcel Number: 16182020341004

Mail Tax Statements To:  
Joseph Galan  
9844 Alice Ct.  
Frankfort, Illinois 60423

**EXEMPTION APPROVED**

  
Steven E. Drazner, CFO  
Village of Oak Park

[SIGNATURE PAGE FOLLOWS]

EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35 ILCS 200/31-45	
Sub par. <u>e</u>	and Cook County Ord. 93-6-27 par. <u>e</u>
Date <u>2-1-16</u>	Sign. <u>Joseph Galan</u>



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**Grantor Signatures:**

DATED: 10/25/17

x *Michelle Gaian*

Michelle Gaian  
17336 65th Ave.  
Tinley Park, Illinois  
60477

DATED: 10/26/17

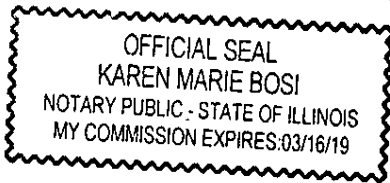
x *Joseph Gaian*

Joseph Gaian  
642 Adams Unit #2W  
Oak Park, Illinois  
60304

STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 25<sup>th</sup> day of October, 2017 by Michelle Gaian.

*Karen Marie Bosi*  
Notary/Public



\_\_\_\_\_  
Title (and Rank)

My commission expires: 3/16/19

STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 26<sup>th</sup> day of October, 2017 by Joseph Gaian.

*Karen Marie Bosi*  
Notary Public

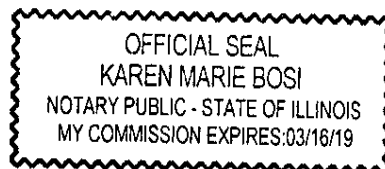
**EXEMPTION APPROVED**

*Steven E. Drazner*  
Steven E. Drazner, CFO  
Village of Oak Park

Signature of person taking acknowledgment

\_\_\_\_\_  
Title (and Rank)

My commission expires: 3/16/19



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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, per. 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: 1 | 5 | 2018

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:

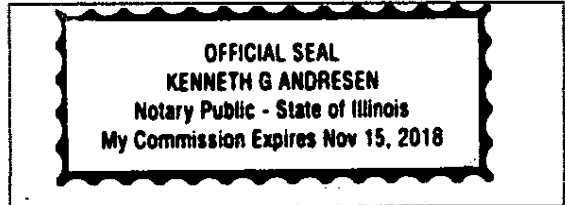
Kenneth G. Andrese

By the said (Name of Grantor): Michelle Galan

AFFIX NOTARY STAMP BELOW

On this date of: 1 | 5 | 2018

NOTARY SIGNATURE: [Signature]



### 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: 1 | 5 | 2018

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:

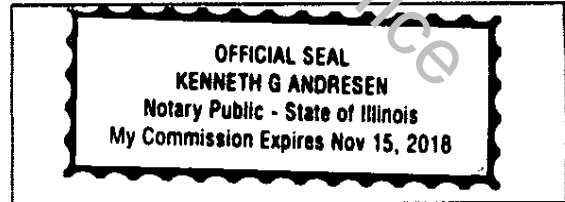
Kenneth G. Andrese

By the said (Name of Grantee): Joseph Galan

AFFIX NOTARY STAMP BELOW

On this date of: 1 | 5 | 2018

NOTARY SIGNATURE: [Signature]



### 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)**)