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Doc# 1808629104 Fee \$46.00

Instrument Prepared By:

Kimberly Vereb, Esq.
1174 Red Dunes Run
Avon, IN 46123
IL Bar ID No. 6244816

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/27/2018 04:45 PM PG: 1 OF 5

Mail Tax Statements To:

Kathryn M. Maida
10811 South Talman Avenue
Chicago, IL 60655

Tax Parcel ID Number:

24-13-411-003-0000

Order Number:

63873789 - 4404869

80976879 Rec 3rd QUITCLAIM DEED

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

By Kathryn M. Maida-Kohler Kathryn M. Maida date 1-25-18
KATHRYN M. MAIDA, a/k/a KATHRYN M. MAIDA-KOHLER

Dated this 25 day of JANUARY, 2018. WITNESSETH, that, **KATHRYN M. MAIDA**, a/k/a **KATHRYN M. MAIDA-KOHLER**, a married woman, joined by her spouse **MICHAEL KOHLER**, whose address is 10811 South Talman Avenue, Chicago, IL 60655, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto **KATHRYN M. MAIDA**, as Trustee under the provisions of the **KATHRYN M. MAIDA DECLARATION OF TRUST DATED OCTOBER 19, 1999**, whose address is 10811 South Talman Avenue, Chicago, IL 60655, 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 10811 South Talman Avenue, Chicago, IL 60655, and legally described as follows, to wit:

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

Assessor's Parcel Number: 24-13-411-003-0000

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

JA

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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 signature of the Grantor on the date first written above.

Kathryn M. Maida Kathryn M. Maida-Kohler
KATHRYN M. MAIDA,
a/k/a KATHRYN M. MAIDA-KOHLER

Michael Kohler
MICHAEL KOHLER

REAL ESTATE TRANSFER TAX

27-Mar-2018



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

STATE OF ILLINOIS)
COUNTY OF COOK)

24-13-411-003-0000 | 20171201667125 | 0-004-189-728

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

I, KATHLEEN M. SPIES, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **KATHRYN M. MAIDA, a/k/a KATHRYN M. MAIDA-KOHLER** and **MICHAEL KOHLER**, 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.

Given under my hand official seal this 25 day of JANUARY 2018.

Kathleen M. Spies
Notary Public
My Commission Expires: AUGUST 20, 2020



The transfer of title and conveyance herein is hereby accepted by **KATHRYN M. MAIDA**, as Trustee under the provisions of the **KATHRYN M. MAIDA DECLARATION OF TRUST DATED OCTOBER 19, 1999**.

Kathryn M. Maida trustee
KATHRYN M. MAIDA, as Trustee under the provisions of the
KATHRYN M. MAIDA DECLARATION OF TRUST
DATED OCTOBER 19, 1999

REAL ESTATE TRANSFER TAX

27-Mar-2018



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

24-13-411-003-0000 | 20171201667125 | 0-730-855-968

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AFFIDAVIT – PLAT ACT

RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

ss

COUNTY OF COOK)

KATHRYN M. MAIDA-KOHLER, being duly sworn on oath, states that she resides at 10811 South Talman Avenue, Chicago, IL 60655 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.

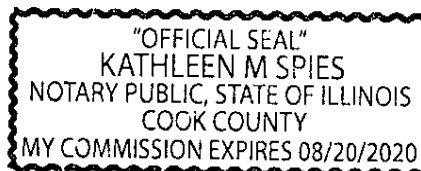
CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

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.

Kathryn M. Maida-Kohler
 KATHRYN M. MAIDA-KOHLER

SUBSCRIBED AND SWORN to before me this 25 day of JANUARY, 2018.

Kathleen M. Spies
 Notary Public
 My commission expires: AUGUST 20, 2020



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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: 10/25/2018

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:

KATHLEEN M. SPIES

By the said (Name of Grantor): MICHAEL KOHLER

AFFIX NOTARY STAMP BELOW

On this date of: 10/25/2018

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: 1/25/2018

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:

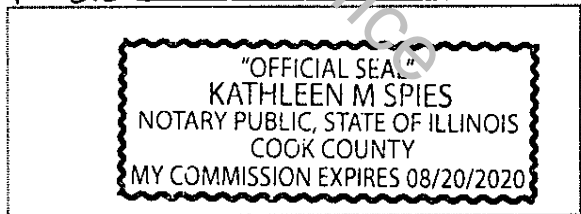
KATHLEEN M. SPIES

By the said (Name of Grantee): KATHLEEN M. MAINA - TRUSTEE

AFFIX NOTARY STAMP BELOW

On this date of: 1/25/2018

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)**)

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EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 24-13-411-003-0000

Land situated in the County of Cook in the State of IL

LOT 14 IN BLOCK 27 IN O. RUETER AND COMPANY'S FIRST ADDITION TO MORGAN PARK MANOR, BEING A SUBDIVISION OF BLOCKS 1, 2, 7 AND 8 SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 240 FEET OF THE WEST 1/2 OF BLOCK 2 AND THE NORTH 120 FEET OF SAID BLOCK 2) IN COOK COUNTY, ILLINOIS.

Commonly known as: 10811 S Talman Ave, Chicago, IL 60655-1726

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES



•U06609007•

1632 2/7/2018 80976879/4

Property of Cook County Clerk's Office