


When Recorded Return to:  
Indecomm Global Services  
As Recording Agent Only  
1200 Energy Lane  
St. Paul, MN 55108



\*1811419134D\*

Doc# 1811419134 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/24/2018 03:38 PM PG: 1 OF 5

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:

Theresa B. Yates  
3355 N. Kolmar Ave.  
Chicago, IL 60641

Tax Parcel ID Number:

13-22-316-002-0000

Order Number:

64150618

Record 1st 8099379  
64150618-4442688

**QUITCLAIM DEED**

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

By: Babette Duff-Malden, date 2-22-18  
BABETTE DUFF MALDEN <sup>Duff</sup>

Dated this 22<sup>nd</sup> day of February, 2018. WITNESSETH, that, **THERESA B. YATES**, a single woman, and **BABETTE DUFF MALDEN**, a married woman, whose address is 3355 N. Kolmar Ave., Chicago, IL 60641, and 1118 Hyde Park Blvd., Unit 2S, Chicago, IL 60641, respectively, 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 **THERESA B. YATES**, a single woman, whose address is 3355 N. Kolmar Ave., Chicago, IL 60641, 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 3355 N. Kolmar Ave., Chicago, IL 60641, and legally described as follows, to wit:

The following described property:

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

Assessor's Parcel Number: 13-22-316-002-0000

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

R

# UNOFFICIAL COPY

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.

Theresa B Yates  
THERESA B. YATES

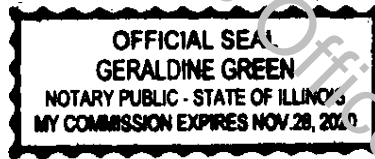
Babette Duff Malden  
BABETTE-DUFF MALDEN *BOM*  
*DUFF*

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, Geraldine Green, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **THERESA B. YATES** and **BABETTE-DUFF MALDEN**, *BOM* 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 22<sup>nd</sup> day of February 2018.

Geraldine Green  
Notary Public Geraldine Green  
My Commission Expires: 11/28/2020



REAL ESTATE TRANSFER TAX		24-Apr-2018
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

13-22-316-002-0000 | 20180201600023 | 0-033-937-696

REAL ESTATE TRANSFER TAX		05-Apr-2018
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

13-22-316-002-0000 | 20180201600023 | 0-518-988-064

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

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## EXHIBIT A LEGAL DESCRIPTION

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

The South 20 feet of Lot 2 and the North 10 feet of Lot 3 in Block 5 in Gunn's Subdivision of the North 30 Acres of the West 1/2 of the East 1/2 of the Southwest 1/4 of Section 22, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Being the same property conveyed from Theresa B. Yates, a single woman, to Theresa B. Yates, a single woman, and Pabette-Daff Malden, a married woman, by Deed dated 11/17/2011, recorded 12/08/2011, as Document No. 1134212051 in Cook County Records.

Property Address: 3355 N. Kolmar Ave., Chicago, IL 60641

Assessor's Parcel No.: 13-22-316-002-0000



+U06627898\*

1371 3/1/2018 80993279/1

# UNOFFICIAL COPY

## 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: 2 | 22 | 2018

SIGNATURE: Theresa B Yates, Babette Duff Malden  
GRANTOR or AGENT  
 Theresa B. Yates, Babette Duff Malden

**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:

Geraldine Green

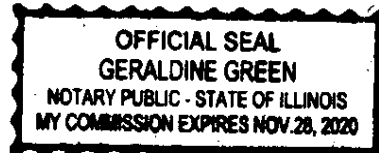
By the said (Name of Grantor): Theresa B Yates, Babette Duff Malden

AFFIX NOTARY STAMP BELOW

On this date of: Feb | 22 | 2018

NOTARY SIGNATURE:

Geraldine Green  
 Geraldine Green



### 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: 2 | 22 | 2018

SIGNATURE: Theresa B Yates  
GRANTEE or AGENT  
 Theresa B Yates

**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:

Geraldine Green

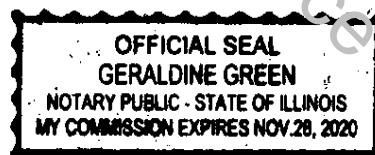
By the said (Name of Grantee): Theresa B. Yates

AFFIX NOTARY STAMP BELOW

On this date of: Feb | 22 | 2018

NOTARY SIGNATURE:

Geraldine Green  
 Geraldine Green



### 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)**)

rev. on 10.17.2016

# UNOFFICIAL COPY

## AFFIDAVIT – PLAT ACT

### RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

ss

COUNTY OF COOK)

Theresa B. Yates, being duly sworn on oath, states that he resides at 3355 N Kolmar Ave Chicago IL 60641 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.

*Theresa B Yates*  
 Theresa B. Yates

SUBSCRIBED AND SWORN to before me this 22<sup>nd</sup> day of February, 2018.

*Geraldine Green*  
 Notary Public  
 My commission expires: 11/28/2020

