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Doc# 1813634028 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/16/2018 10:28 AM PG: 1 OF 6

Commitment Number: 23325110

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

Mail Tax Statements To: Jose M. Perez and Maria Rodriguez Perez: 4217 W 76th Street Unit 302, Chicago, IL 60652

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
19274010581010

GENERAL WARRANTY DEED

Exempt: Section 35 ILCS 200/31-45(d): Deeds or trust documents that, without additional consideration, confirm, correct, modify, or supplement a deed or trust document previously recorded

Maria Rodriguez, N/K/A Maria Rodriguez Perez and Jose Perez, A/K/A Jose M. Perez, wife and husband, whose mailing address is 4217 W 76th Street Unit 302, Chicago, IL 60652, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to Jose M. Perez and Maria Rodriguez Perez, husband and wife, hereinafter grantees, whose tax mailing address is 4217 W 76th Street Unit 302, Chicago, IL 60652, the following real property:

The following described property: THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO-WIT: PARCEL 1: UNIT 4217 302 IN THE COURTYARD IN FORD CITY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

REAL ESTATE TRANSFER TAX	16-May-2018
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



19-27-401-058-1010 | 20180501667401 | 1-682-028-064

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

REAL ESTATE TRANSFER TAX	16-May-2018
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00



19-27-401-058-1010 | 20180501667401 | 1-503-229-472

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PART OF THE WEST 1/2 OF THE NORTH 3/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER AS DOCUMENT NUMBER 97032480 AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM CICERO AVENUE AND PULASKI AS CONTAINED IN DOCUMENTS 19972008 RECORDED OCTOBER 18, 1966; 19982474 RECORDED OCTOBER 31, 1966; 20242883 RECORDED AUGUST 28, 1967; 21045716 RECORDED DECEMBER 27, 1969; 20029724 DECEMBER 27, 1966; 18451804 RECORDED APRIL 18, 1962; 19109916 RECORDED APRIL 27, 1964; 19514594 RECORDED JULY 2, 1965; 18664329 RECORDED APRIL 27, 1962 AND 04044583 RECORDED DECEMBER 14, 1994 AS DESCRIBED IN THE AFORESAID INSTRUMENTS AS MODIFIED, AMENDED AND SUPPLEMENTED. Assessor's Parcel No: 19274010581010
Property Address is: 4217 W 76th Street Unit 302, Chicago, IL 60652

Prior instrument reference: 10222/1008

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations. Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

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Executed by the undersigned on 03/02, 2018:

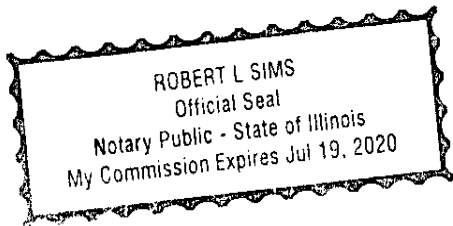
Maria Rodriguez N/K/A Maria Rodriguez Perez
Maria Rodriguez, N/K/A Maria Rodriguez Perez

Jose Perez A/K/A Jose M. Perez
Jose Perez, A/K/A Jose M. Perez

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me on MARCH 2, 2018 by **Maria Rodriguez, N/K/A Maria Rodriguez Perez and Jose Perez, A/K/A Jose M. Perez** who are personally known to me or have produced Drivers License identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Robert L Sims
Notary Public



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph (d) Section 31-45, Property Tax Code.

Date: 3/2/18

X Maria Rodriguez Perez
Buyer, Seller or Representative

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

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AFFIDAVIT - PLAT ACT RECORDER OF COOK COUNTY

STATE OF ILLINOIS)
)ss
COUNTY OF COOK)

Affiant, José M. Perez and Maria Rodriguez Perez, being duly sworn on oath, states that he/she/they reside(s) at 4217 W 76th Street Unit 302, Chicago, IL 60652. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. X 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.

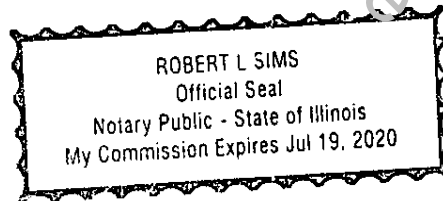
CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

Affiant further states that he/she/they make(s) 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.

By: _____

SUBSCRIBED AND SWORN to before me this 2 day of March, 2018

Robert L Sims
Notary Public
My commission expires: 7-19-20



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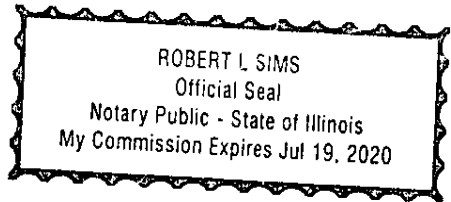
STATEMENT BY GRANTOR AND GRANTEE

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 land trust is either a natural person, and 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 title to real estate under the laws of the State of Illinois.

Dated 03/02, 2018

X [Signature]
Signature of Grantor or Agent

Subscribed and sworn to before,
Me by the said GRANTOR
this 2 day of MARCH,
2018.



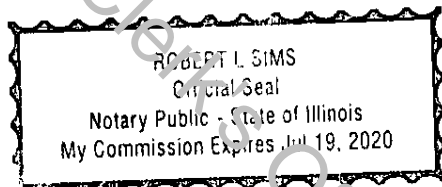
NOTARY PUBLIC [Signature]

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 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 03/02, 2018

X [Signature]
Signature of Grantee or Agent

Subscribed and sworn to before,
Me by the said GRANTEE
This 2 day of MARCH,
2018.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)