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18173220120

Doc# 1817322012 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/22/2018 09:48 AM PG: 1 OF 6

Commitment Number: 23160473

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: James Anderson: 9728 S Loomis Street, Chicago, IL 60643

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 25-08-104-027-0000

QUITCLAIM DEED

James A. Anderson A/K/A James Anderson, (whose mailing address is 9728 S Loomis Street, Chicago, IL 60643) and Margaret Anderson, (whose mailing address is 5454 South Shore Drive Apt. 723, Chicago, IL 60615), who were formerly a married couple but are now divorced, as per Case No.: 2017 D 008456 In The Circuit Court Of Cook County, Illinois, County Department, Domestic Relations Division, Entered On November 27, 2017, and are both unmarried persons, hereinafter grantors, for \$64,000.00 (Sixty Four Thousand Dollars and Zero Cents) in consideration paid, grant and quitclaim to James Anderson, an unmarried man, hereinafter grantee, whose tax mailing address is 9728 S Loomis Street, Chicago, IL 60643, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Situated in the City of Chicago, County of Cook and State of Illinois.

The South 1/3 of Lot 14 in Block 3 in Hilliard and Dobbins first addition to Washington heights subdivision in the East 1/2 of the Northeast 1/4 of Section 7, and the Northwest 1/4 of Section 8, Township 37 North, Range 14, East of the third principal meridian, in Cook County, Illinois.

REAL ESTATE TRANSFER TAX	22-Jun-2018
CHICAGO:	480.00
CTA:	192.00
TOTAL:	672.00 *

25-08-104-027-0000 | 20180201699825 | 1-234-976-032

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

22-Jun-2018
COUNTY: 32.00
ILLINOIS: 0.00
TOTAL: 32.00
25-08-104-027-0000 | 20180201699825 | 1-335-993-120



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Bm

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Assessor's Parcel Number: 25-08-104-027-0000

Property Address is: 9728 S Loomis Street, Chicago, IL 60643

Prior instrument reference: 0010291797

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 and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to 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.

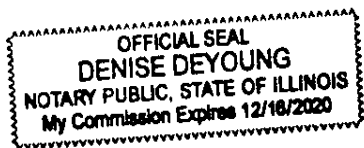
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee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

Executed by the undersigned on Feb 7, 2018.

James A. Anderson AKA James Anderson
James A. Anderson A/K/A James Anderson
STATE OF Illinois
COUNTY OF COOK

The foregoing instrument was acknowledged before me on Feb 7, 2018 by **James A. Anderson A/K/A James Anderson** who is personally known to me or has produced IL DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purpose set forth in this instrument.

Denise DeYoung
Notary Public



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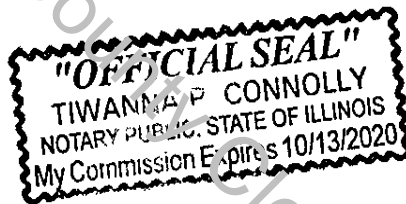
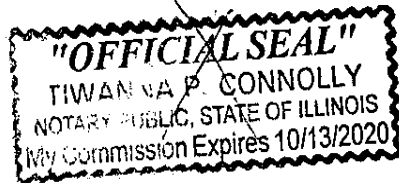
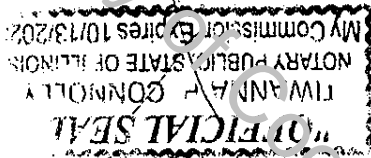
Executed by the undersigned on Jan 15, 2018:

Margaret Anderson

Margaret Anderson
STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me on 1/15, 2018 by Margaret Anderson who is personally known to me or has produced ILLINOIS DRIVER'S LICENSE as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Tiwanne P. Connolly
Notary Public



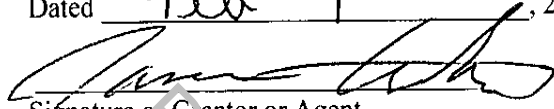
Property Clerk's Office
COOK COUNTY

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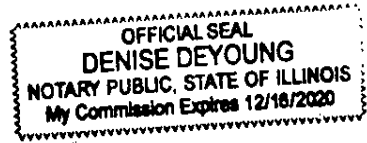
STATEMENT BY GRANTOR AND GRANTEE

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 Feb 7, 2018


Signature of Grantor or Agent

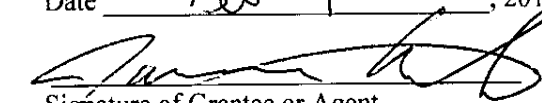
Subscribed and sworn to before
Me by the said _____
this 7 day of Feb,
2018.



NOTARY PUBLIC Denise DeYoung

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 authorize d to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date Feb 7, 2018


Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said _____
This 7 day of Feb,
2018.



NOTARY PUBLIC Denise DeYoung

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.)

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }
COUNTY OF Cook } SS.

James A. Anderson, being duly sworn on oath, states that HE resides at 9728 S Loomis Street, Chicago, IL 60643. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions 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 parcels of land between owners of adjoining and contiguous land.
5. The conveyance 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 of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedications of land for public use or instruments relating to the vacation of land impressed with public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further stat that ^{JAMES}~~ANDERSON~~ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

[Handwritten Signature]

SUBSCRIBED and SWORN to before me

This 7 day of Feb, 2018
[Handwritten Signature]



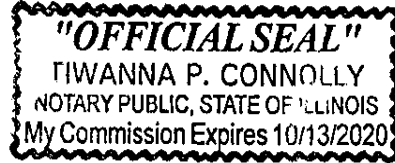
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STATEMENT BY GRANTOR AND GRANTEE

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 January 15, 2018

Margaret Anderson
Signature of Grantor or Agent



Subscribed and sworn to before
Me by the said MARGARET ANDERSON
this 15th day of JANUARY,
2018.

NOTARY PUBLIC Tiwanna P. Connolly

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 January 15, 2018

Margaret Anderson
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said _____
This _____ day of _____,
20____.

NOTARY PUBLIC _____

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.)

Cook County Clerk's Office