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1826745050

Doc# 1826745050 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/24/2018 02:44 PM PG: 1 OF 5

WFRAS18114212 (top [X] inches reserved for recording data)



REF152446424A

QUITCLAIM DEED

THIS QUITCLAIM DEED, by Grantor, LINDSEY M. ROSTAN, MARRIED TO ALLEN J. PALASH, WHO ACQUIRED TITLE AS A SINGLE WOMAN whose mailing address is 720 WEST RANDOLPH ST UNIT PH-5, CHICAGO, IL 60661, to Grantee, LINDSEY M. ROSTAN AND ALLEN J. PALASH, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY whose address is 720 WEST RANDOLPH ST UNIT PH-5, CHICAGO, IL 60661.

WITNESSETH, That the said Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid by the second party, the receipt of which is hereby acknowledged does or do by these presents convey and QUITCLAIM unto the said Grantee their heirs and assigns forever, all the right, title, interest and claim, if any, which the said Grantor has in and to the following described real estate, and the improvements and appurtenances thereto in the County of COOK, State of Illinois, to wit:

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

Commonly Known As: 720 WEST RANDOLPH ST UNIT PH-5, CHICAGO, IL 60661
Parcel No.: 17-09-319-027-1144

The property hereinabove described was acquired by the Grantor by instrument dated 08/08/2014 and recorded on 09/18/2014 in Instrument No. 1426113058 in the official records of COOK, County, State of Illinois.

The Real Estate is conveyed subject to a mortgage dated 06/15/2015, and recorded on 07/22/2015, in the Clerk's/Recorder's/Registrar's Office of the County of COOK, Illinois, as Document/Instrument No. 1520342023, by the Grantor, which secures the performance of the obligations set forth in the Mortgage and the payment of a mortgage note dated 06/15/2015 (the Note) made by LINDSEY M. ROSTAN, RICHARD H. ROSTAN, AND PEGGY A. ROSTAN, the Grantor, payable to WELLS FARGO BANK, N.A., in the original principal sum of \$508,900.00, plus interest, and having an outstanding principal balance, as of the date hereof, of \$475,398.67 LINDSEY M. ROSTAN AND ALLEN J. PALASH, MARRIED, by his/her/their execution hereof, hereby (i) assumes and agrees to perform all of the obligations of RICHARD H. ROSTAN, AND PEGGY A. ROSTAN, under the Mortgage and Note and (ii) agrees to indemnify and hold RICHARD H. ROSTAN, AND PEGGY A. ROSTAN, harmless from and against all loss, damage, cost and expense (including reasonable attorney fees) incurred by RICHARD H. ROSTAN, AND PEGGY A. ROSTAN, as a result of a failure of LINDSEY M. ROSTAN AND ALLEN J. PALASH, MARRIED to fulfill the obligations under the Note and Mortgage.

EXEMPT FROM TRANSFER TAX: CODE NUMBER (35ILCS 200-31-45) E

Handwritten signature of Lindsey M. Rostan

9.5.18

(Signature of buyer, seller, or representative)

(Date)

CCRD REVIEW

Handwritten initials

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WITNESS my hand and seal this 5th day of September, 2018.

Lindsey M. Rostan
LINDSEY M. ROSTAN

Allen J. Palash
ALLEN J. PALASH

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **LINDSEY M. ROSTAN AND ALLEN J. PALASH**, personally known to me to be the same person(s) whose name(s) are/ is 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 and official seal this date September 5th 2018.

(seal)




Brandi Davis
Notary Public Brandi Davis
My Commission Expires: 10.4.2022

Prepared By:
LARRY A. WHITNEY
231 NORTH ALDINE AVE
PARK RIDGE, IL 60068



When Recorded Return to:
Return to:
Document Recording Services
P.O. Box 3008
Tallahassee, FL 32315-3008

Send tax bills to:
LINDSEY M. ROSTAN AND ALLEN J PALASH
720 WEST RANDOLPH ST UNIT PH-5
CHICAGO, IL 60661

REAL ESTATE TRANSFER TAX		24-Sep-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-09-319-027-1144 | 20180901685491 | 0-744-122-528

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

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

17-09-319-027-1144 | 20180901685491 | 0-119-163-040

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WITNESS my hand and seal this 5th day of September, 2018.

Lindsey M Rostan
LINDSEY M. ROSTAN

STATE OF ILLINOIS)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **LINDSEY M. ROSTAN**, personally known to me to be the same person(s) whose name(s) are/ is 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 and official seal this date, September 5th 2018

(seal)



Brandi Davis
Notary Public Brandi Davis
My Commission Expires: 10.4.2022

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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 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 title to real estate under the laws of the State of Illinois.

Dated September 5th, 2018

Signature: Lindsey M Rostan
Grantor or Agent

Subscribed and sworn to before me
By the said Lindsey M. Rostan
This 5th day of September, 2018
Notary Public Brandi Davis



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 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.

Date September 5th, 2018

Signature: Lindsey M Rostan [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Lindsey M. Rostan Allen Palash
This 5th day of September, 2018
Notary Public Brandi Davis



Note: 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)

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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

UNIT PH-5 AND PARKING SPACE UNITS P-51 AND P-54, IN THE CITY VIEW TOWER AT RANDOLPH CONDOMINIUM, AS DELINEATED ON THE PLAT SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 22, 23, 24, 25 AND THE WEST 1.16 FEET OF LOT 26 IN BLOCK 65 IN CANAL TRUSTEES SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 20, 2003 AS DOCUMENT NO. 0317131090, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT IN FAVOR OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS MADE BY 720-726 RANDOLPH ASSOCIATES, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY DATED JUNE 11, 2003 AND RECORDED JUNE 20, 2003 AS DOCUMENT NUMBER 0317131089 FOR ALL PURPOSES SET FORTH IN ARTICLE 3 THEREIN, OVER, ON, ACROSS AND THROUGH THE "COMMERCIAL PROPERTY", AS DEFINED THEREIN.

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