

# UNOFFICIAL COPY



## QUIT CLAIM DEED

THE GRANTOR(S), James Flahaven, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration in hand paid Convey(s) and Quit Claim(s) to James Flahaven and Toni E. Milanos, husband and wife, as tenants by the entirety, of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate, situated in the City of Chicago, County of Cook, in the State of Illinois to-wit:

Doc# 1826813023 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/25/2018 11:51 AM PG: 1 OF 5

==== For Recorder's Use =====

See Exhibit A attached hereto and made a part hereof.


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



PERMANENT REAL ESTATE INDEX NO.: 17-04-210-031-1038

ADDRESS OF PROPERTY: 1555 N. Dearborn, #11D, Chicago, IL 60610

DATED: This 20<sup>th</sup> day of April, 2018.

GRANTOR:

REAL ESTATE TRANSFER TAX		25-Sep-2018
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

REAL ESTATE TRANSFER TAX		25-Sep-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

17-04-210-031-1038 | 20180901688745 | 1-240-688-800

17-04-210-031-1038 | 20180901688745 | 1-748-371-616

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

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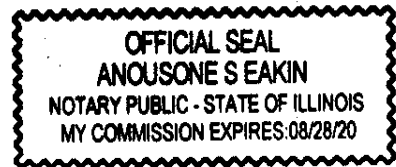
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STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF ~~COOK~~ )  
 KANE

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT James Flahaven is 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 (they)(s/he) signed, sealed and delivered the said instrument as (their)(his/her) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 20<sup>th</sup> day of April, 2018.

Anousoone S. Eakin (SEAL)  
NOTARY PUBLIC



THIS INSTRUMENT WAS PREPARED BY:  
Gary M. Vanek, Esq.  
Vanek, Larson & Kolb, LLC  
200 W. Main Street  
Saint Charles, Illinois 60174

GRANTEES ADDRESS AND SEND  
SUBSEQUENT TAX BILLS AND  
RECORDED DEED TO:

James Flahaven and Toni E. Milanos  
1555 N. Dearborn, #11D  
Chicago, Illinois 60610

EXEMPT UNDER PROVISIONS  
OF PARAGRAPH (e) 35 ILCS  
200/3145, PROPERTY TAX CODE

Gary M. Vanek, Attorney  
Signature

May 9, 2018  
Dated

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## EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 11-D IN THE CONSTELLATION CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE.

THE NORTH 50 FEET OF LOT 'B' IN BLOCK 1 IN THE CATHOLIC BISHOP OF CHICAGO SUBDIVISION OF LOT 13 IN BRONSON'S ADDITION TO CHICAGO, IN THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF GROUND ADJOINING PARCEL 1 HEREIN, ON THE WEST, NORTH AND EAST THEREOF MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH WEST CORNER OF THE NORTH 50 FEET OF LOT 'B' IN BLOCK 1 IN THE CATHOLIC BISHOP OF CHICAGO SUBDIVISION OF LOT 13 IN BRONSON'S ADDITION TO CHICAGO, HEREINAFTER REFERRED TO AS PARCEL 1, THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL 1 PROJECTED WEST A DISTANCE OF 22 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID PARCEL 1 AND ALONG A LINE 22 FEET WEST OF SAID WEST LINE OF PARCEL 1, A DISTANCE OF 70 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID PARCEL 1 ALONG A LINE 20 FEET NORTH OF SAID NORTH LINE OF PARCEL 1, A DISTANCE OF 161 FEET 11 AND 1/4 INCHES MORE OR LESS TO A POINT 8 FEET EAST AND 20 FEET NORTH OF THE NORTH EAST CORNER OF SAID PARCEL 1; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID PARCEL 1, AND ALONG THE CENTER LINE OF THE ALLEY BEING 8 FEET EAST OF SAID EAST LINE OF PARCEL 1, A DISTANCE OF 70 FEET, MORE OR LESS, TO A POINT IN THE CENTER OF SAID ALLEY 8 FEET EAST OF THE SOUTH EAST CORNER OF SAID PARCEL 1; THENCE WEST 8 FEET TO THE SOUTH EAST CORNER OF PARCEL 1; THENCE NORTH ALONG THE EAST LINE OF PARCEL 1, 50 FEET, THENCE WEST ALONG THE NORTH LINE OF PARCEL 1, 131 FEET 11 1/4 INCHES AND THENCE SOUTH ALONG THE WEST LINE OF PARCEL 1, 50 FEET TO THE POINT OF BEGINNING,

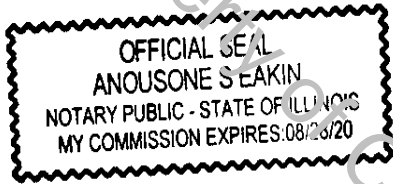
WHICH SURVEY IS ATTACHED AS EXHIBIT 2 TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25101907 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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## GRANTOR/GRANTEE AFFIDAVIT

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 Aug 20, 2018 Signature [Signature]  
Grantor or Agent

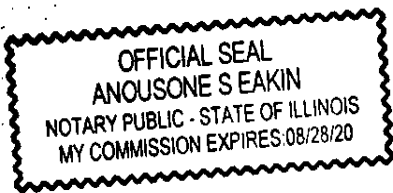


Subscribed and sworn to before me by the said affiant  
This 20<sup>th</sup> day of August, 2018

Anousone S. Eakin  
Notary Public

The grantee or his agent affirms and verifies that the name of the grantor 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 and hold title to real estate under the laws of the State of Illinois.

Dated Aug 20 2018 Signature [Signature]  
Grantee or Agent



Subscribed and sworn to before me by the said  
Affiant this 20<sup>th</sup> day of August, 2018

Anousone S. Eakin  
Notary Public

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

Dated Aug 21 2018 Signature Joni Milanos  
Grantee or Agent

Subscribed and sworn to before me by the said Affiant this 21<sup>st</sup> day of August, 2018



Janet Bagley  
Notary Public

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

Property of Cook County Clerk's Office