

UNOFFICIAL COPY

15722100 18-01639 2/19

WARRANTY DEED
TENANCY BY THE ENTIRETY

Statutory (Illinois)
(Corporation to Individual)



Doc# 1827133095 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/28/2018 01:48 PM PG: 1 OF 4

Above Space for Recorder's Use Only

40 Apple Ridge Rd Danbury CT 06810

THE GRANTOR CARTUS FINANCIAL CORPORATION, a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to

Bridget B. Zoeller and Ryan M. Zoeller

(Names and Address of Grantees)

Not as joint tenants with rights of survivorship, nor as tenants in common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants, nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever.

SUBJECT TO: General taxes for 2018 and subsequent years and (SEE ATTACHED)

Permanent Real Estate Index Number(s): 14-18-316-020-0000

Address(es) of Real Estate: 4111 N Claremont Ave, Chicago, IL 60618

Dated this 25th day of July, 2018

I Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by Joe Sharp, its Authorized Agent, and attested by _____, its Authorized Agent, this 25th day of July, 2018

CARTUS FINANCIAL CORPORATION

(IMPRESS CORPORATE SEAL HERE)

By: _____

Attest: _____

REAL ESTATE TRANSFER TAX

04-Sep-2018



COUNTY: 622.50
ILLINOIS: 1,245.00
TOTAL: 1,867.50

14-18-316-020-0000 | 20180801653719 | 1-561-469-088

S Y
P B
S N
M N
SC Y
E Y
INT Y

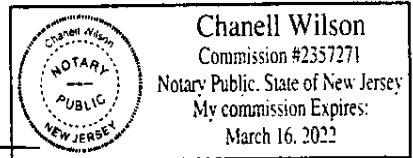
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STATE OF New Jersey)
)
COUNTY OF Burlington) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Lysa Peters personally, known to me to be the Authorized Agent of Cartus Financial Corporation and Diana Orr of said corporation, and personally known to me to be same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act and the free and voluntary act of the corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 25 day of July, 2018

Chanell Wilson
Notary Public
(Seal)




My commission expires on _____, 20____

Mail to:
Deborah S. Ashton
217 N. Jefferson St #601
Chicago, IL 60661

Send Subsequent Tax Bills To: Grantees
Bridget Zeller Address
4111 N. Claremont Ave
Chicago, IL 60618

This instrument was prepared by: Jeffrey S Marks; Busse Busse & Grassé PC; 20 N Wacker Drive, Suite 3518, Chicago, IL 60606.

**This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

REAL ESTATE TRANSFER TAX		24-Aug-2018	CARTUS CORPORATION FROM TO STATUTORY (ILLINOIS) WARRANTY DEED
	CHICAGO:	9,337.50	
	CTA:	3,735.00	
	TOTAL:	13,072.50 *	
14-18-316-020-0000 20180801653719 0-411-238-560			
* Total does not include any applicable penalty or interest due.			

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EXHIBIT A

LEGAL DESCRIPTION:

LOT 455 IN RUDOLPH'S SUBDIVISION OF BLOCKS 6 AND 7 IN OGDEN'S SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 14-18-316-020-0000

For informational purposes only, the subject parcel is commonly known as:

4111 N Claremont Ave, Chicago, IL 60618

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
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COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Plat Act Affidavit

STATE OF New Jersey
COUNTY OF Burlington

DOCUMENT NUMBER _____

CARTUS FINANCIAL CORPORATION, being duly sworn on oath, states that it owns 4111 N Claremont Ave, Chicago, IL 60618, and that the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance 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;
7. Conveyance made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land 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.
- 10 The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this Affidavit is made for the purpose of inducing the Recorder 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 land described therein.

Sybil Petrus

Subscribed and sworn to before me the 25
day of July, 2018.

Chanell Wilson
Notary Public

