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QUIT CLAIM DEED

092

**GRANTOR(S),
Joshua H. Shoafstall,
an unmarried man,
and Sara J. Green a
n Unmarried woman,**

Doc# 19003450008 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/03/2019 10:37 AM PG: 1 OF 5

of the **City of Chicago**
in **COOK** County, Illinois,
for and in consideration of Ten Dollars
(\$10.00) and other good and valuable consideration in hand paid,

CONVEY and QUIT CLAIM to the GRANTEES,

Joshua H. Shoafstall an unmarried man, of the City of Chicago, Illinois, the following described real estate situated in the County of COOK, in the State of Illinois, to wit:

See attached Legal Description

Address: 448 W Armitage Ave, Unit 3 & PS P-4, Chicago, IL 60614

P. I. N. 14-13-131-063-1003 & 14-33-131-063-1023

SUBJECT TO: General real estate taxes incurred on the property but not yet due and payable, special assessments confirmed after the Sales Contract date, building line and use or occupancy restrictions, conditions and covenants of record, zoning laws and ordinances, easements for public utility, drainage ditches, feeders, laterals, drain tile, pipe or other conduit.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises.

DATED: 1/6/2018

Joshua H. Shoafstall

Sara J. Green

REAL ESTATE TRANSFER TAX		03-Jan-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-33-131-063-1003 20181201663111 2-066-388-640		

REAL ESTATE TRANSFER TAX		03-Jan-2019
	CHICAGO:	0.00
	CTA:	0.00 ✓
	TOTAL:	0.00 *

14-33-131-063-1003 | 20181201663111 | 1-871-615-648

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

5
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State of Illinois)
County of Cook) ss

I, the undersigned, a Notary Public in and for the County and State afore said

DO HEREBY CERTIFY THAT Joshua H. Shoafstall,

Personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged the he/she signed, sealed, and delivered the said instrument as his/her free and voluntary act, for the uses and purposes herein set forth

Given under my hand and official seal, this 6th day of Oct, 2017.

Barbara Baity Weary
Notary Public



State of Illinois)
County of Cook) ss

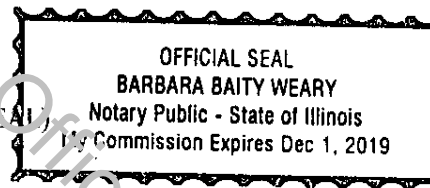
I, the undersigned, a Notary Public in and for the County and State afore said

DO HEREBY CERTIFY THAT Sara J Green,

Personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged the he/she signed, sealed, and delivered the said instrument as his/her free and voluntary act, for the uses and purposes herein set forth

Given under my hand and official seal, this 6th day of Oct 2018.

Barbara Baity Weary
Notary Public



Record and Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108
34473092

Subsequent tax bills to:
Joshua H Shoafstall
448 W. Armitage Ave Unit 3
Chicago, IL 60614

~~Return and~~ prepared by: Steven R. Felton, Esq; 134 N LaSalle St Suite 1720; Chicago, Illinois 60602

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Order No.: 24473092

LEGAL DESCRIPTION

EXHIBIT "A"

The following described property:

Parcel 1:

Unit 448-3 and Parking Unit P-4 in the Armitage Village Condominium as delineated on a survey of the following described real estate:

All of Lot 2 (except that part of Lot 2 which lies North of the South 73 feet thereof and which lies West of the East line of said Lot 1 extended South to the North line of the South 73 feet of said Lot 2) in J Elmer Cable's Resubdivision of Lots 1 to 6 in C.O. Hansen's Subdivision of Lots 1 to 5 in Carlson and Weltz's Subdivision of the West 2 acres of Block 29, also Lots 1 and 2 in J. Wadington Subdivision of the East 3 acres of Block 29, all in Canal Trustees Subdivision of the North 1/2 of the North 1/2 of the Southeast 1/4 and the East 1/2 of the Southwest 1/4 of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian; Which survey is attached as exhibit "A" to the Declaration of Condominium recorded August 16, 2004 as Document Number 0422934005 and the First Amendment recorded July 12, 2005 as document number 0519318004, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Roof Space R-1, a limited common element, as delineated on the survey attached to the Declaration aforesaid recorded as document number 0422934005.

Assessor's Parcel No: 14-33-131-063-1003 and 14-33-131-063-1023

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STATEMENT BY GRANTOR AND GRANTEE

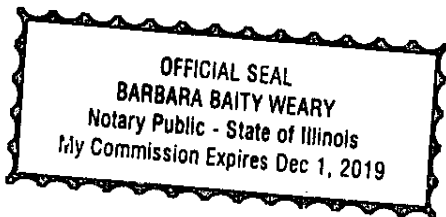
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in and trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 10/06/18

Signature [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Sara Green THIS 6th DAY OF October, 2018.

NOTARY PUBLIC Barbara Baity Weary



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in and 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, 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 10/6/2018

Signature [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Joshua Swankhall THIS 6th DAY OF October, 2018.

NOTARY PUBLIC Barbara Baity Weary



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, exempt under provisions of Section 4 of the Real Estate Transfer Tax Act.)

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PLAT ACT AFFIDAVIT

STATE OF PA }
COUNTY OF ALLEGHENY } SS.

Tom Venezia, being duly sworn on oath, states that Joshua H. Shoafstall reside at 448 W Armitage Ave, Unit 3, Chicago, IL 60614. 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 and 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 states that he/she/they makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

[Signature]

SUBSCRIBED and SWORN to before me

This 20th day of December, 2018.

[Signature]

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847

Member, Pennsylvania Association of Notaries