

UNOFFICIAL COPY

Doc#: 1900904019 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/09/2019 09:47 AM Pg: 1 of 4

Dec ID 20190101673815
ST/CO Stamp 1-572-419-232
City Stamp 1-587-476-128

QUITCLAIM DEED 190980A IL 1/2TC

GRANTOR, THOMAS R. ALARIO, a married man, joined by his spouse, DANIELLE ALARIO (herein, "Grantor"), whose address is 2720 W Cortland Street, Apt. 405, Chicago, IL 60647, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS TO **GRANTEE**, THOMAS R. ALARIO and DANIELLE ALARIO, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 2720 W Cortland Street, Apt. 405, Chicago, IL 60647, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 2720 W Cortland Street, Apt. 405,
Chicago, IL 60647

Permanent Index Number: 13-36-401-032-1051

Dec ID: 20190101673815

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 2 day of January, 2019

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
401 S. LASALLE ST. #1502
CHICAGO, IL 60605

~~When recorded return to:~~

THOMAS R. ALARIO
DANIELLE ALARIO
2720 W CORTLAND STREET
APT. 405
CHICAGO, IL 60647

Send subsequent tax bills to:

THOMAS R. ALARIO
DANIELLE ALARIO
2720 W CORTLAND STREET
APT. 405
CHICAGO, IL 60647

This instrument prepared by:

LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

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GRANTOR

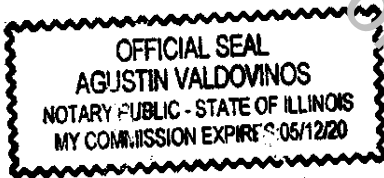
Thomas Alario
THOMAS R. ALARIO

STATE OF IL
COUNTY OF COOK

This instrument was acknowledged before me on 01/2/19, by THOMAS R. ALARIO.

[Affix Notary Seal]

Notary Signature: [Signature]
Printed name: Agustin Valdivinos
My commission expires: 5/12/20



GRANTOR

[Signature]
DANIELLE ALARIO

STATE OF IL
COUNTY OF COOK

This instrument was acknowledged before me on 01/2/19, by DANIELLE ALARIO.

[Affix Notary Seal]

Notary Signature: [Signature]
Printed name: Agustin Valdivinos
My commission expires: 5-12/20



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

Thomas Alario
Signature of Buyer/Seller/Representative

1/2/19
Date

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EXHIBIT A

[Legal Description]

PARCEL 1:

UNIT 405 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CORTLAND TOWERS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 033109171, AS AMENDED, IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-16, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

This property constitutes the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and receive such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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STATEMENT BY GRANTOR AND GRANTEE

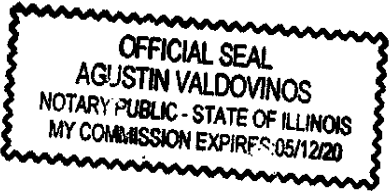
THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE 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 ILLINOIS.

Dated 01/21/19

SIGNATURE [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 2 (th) day of January, 2019.

Notary Public [Signature]



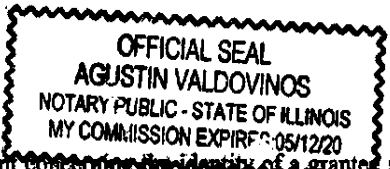
THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, 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: 01/21/19

SIGNATURE [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 2 (th) day of January, 2019.

Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantor shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.