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1906013091D

Doc# 1906013091 Fee \$68.00

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

AFFIDAVIT FEE: \$2.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/01/2019 01:04 PM PG: 1 OF 4

Above space reserved for

QUIT CLAIM DEED
County of Cook
Individual to Individual
Illinois Statutory Form

THE GRANTOR: MICHELLE IMBRACIO, married to LETICIA Z. AGUILERA, for and in consideration of the sum of TEN (\$10.00) AND 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS to: **MICHELLE IMBRACIO and LETICIA Z. AGUILERA as spouses and tenants by the entirety both of which reside at: 2545 S. Dearborn St., Unit 307, City of Chicago, County Cook County, Illinois**, the following described Real Estate situated in Cook County Illinois, commonly known as:

2545 SOUTH DEARBORN STREET, UNIT 307

Permanent Index Number (PIN) 17-28-237-039-1064 and 17-28-237-039-1052

Legal Description: See Attached

SUBJECT TO: Tax year 2018 and subsequent years.

MICHELE IMBRACIO, hereby releasing and waiving any and all rights that may arise under and by virtue of the Homestead Exemption Laws of the State of Illinois


Dated this 22 day of January 2019.

 (SEAL)
MICHELLE IMBRACIO

 (SEAL)
LETICIA Z. AGUILERA



Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

2-22-19
ate 
Buyer/Seller or Representative

REAL ESTATE TRANSFER TAX	01-Mar-2019
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-28-237-039-1064 | 20190201606532 | 1-718-461-856

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

REAL ESTATE TRANSFER TAX	01-Mar-2019
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

17-28-237-039-1064 | 20190201606532 | 1-659-446-688

JA

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STATE OF ILLINOIS)
)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **MICHELLE IMBRACRIO**, personally known to me to be the same person whose name is subscribed in the foregoing instrument, he appeared before me this day in his own proper person, and he further acknowledged that he signed, sealed and delivered the said instrument as his 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 official seal, this 22 day of Feb, 2019.

Commission expires: 06-29-2019

Madeline Rodriguez
NOTARY PUBLIC



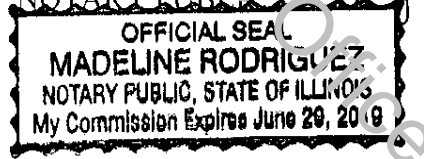
STATE OF ILLINOIS)
)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **LETICIA Z. AGUILERA**, personally known to me to be the same person whose name is subscribed in the foregoing instrument, he appeared before me this day in her own proper person, and he further acknowledged that she signed, sealed and delivered the said instrument as 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 official seal, this 22 day of Feb, 2019.

Commission expires: 06-29-2019

Madeline Rodriguez
NOTARY PUBLIC



Prepared by:
The Law Offices of
Manuel A. Cardenas & Associates, P.C.
2059 North Western Avenue
Chicago, Illinois 60647
Atty. No.: 38106
Tel: 773/227-6858
Email: mac.cardenaslaw@att.net

**MAIL TO AND SEND SUBSEQUENT
TAX BILL TO:**

**LETICIA Z. AGUILERA and
MICHELLE IMBRACRIO**
2545 S. Dearborn St., Unit 307
Chicago, IL 60616

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Exhibit A – Legal Description

UNIT 307 IN THE OPERA LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

THAT PART OF LOTS 25 TO 38, BOTH INCLUSIVE, AND LOT 39 (EXCEPT THAT PART OF SAID LOT 39 LYING NORTHERLY OF A STRAIGHT LINE DRAWN FROM A POINT IN THE EAST LINE OF LOT 39, 19.33 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 39 TO A POINT IN SAID LOT 39, 50.33 FEET WEST OF THE EAST LINE OF SAID LOT 39 AND 19.33 FEET NORTH OF THE SOUTH LINE OF SAID LOT 39; THENCE WESTERLY ALONG A STRAIGHT LINE TO A POINT IN THE WEST LINE OF SAID LOT 39, 17 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 39, ALL IN BLOCK 1 IN G.W. GERRISH'S SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: THAT PART LYING BELOW A CEILING ELEVATION OF 30.96 FEET, CCD, (EXCEPTING THEREFROM THAT PART DEPICTED AS "PROPOSED FUTURE PARKING AREA" ON THE FOLLOWING PAGE 2 AND PAGE 3 OF THIS EXHIBIT "B"); ALSO, (EXCEPT THAT PART DEPICTED AS "PROPOSED FUTURE CONDOMINIUM AREA" ON THE FOLLOWING PAGE 4 AND PAGE 5 OF THIS EXHIBIT "B") ALL THAT PART OF SAID TRACT LYING ABOVE A FLOOR ELEVATION OF 33.97 FEET, CCD AND BELOW A CEILING ELEVATION OF 70.57 FEET, CCD, (EXCEPTING THEREFROM THAT PART LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT, 218.82 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE N 89°47'41" W, 53.16 FEET; THENCE N 0°12'19" E, 1.54 FEET; THENCE N 89°47'41" W, 19.65 FEET; THENCE S 0°12'19" W, 3.0 FEET; THENCE N 89°47'41" W, 32.22 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 217.27 FEET SOUTH OF THE NORTHWEST CORNER THEREOF); ALSO ALL THAT PART OF SAID TRACT LYING ABOVE A FLOOR ELEVATION OF 70.57 FEET, CCD, (EXCEPTING THEREFROM THAT PART LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT, 202.41 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE N 89°47'41" W, 17.87 FEET; THENCE S 0°12'19" W, 15.76 FEET; THENCE N 89°47'41" W, 50.03 FEET; THENCE N 0°12'19" E, 15.76 FEET; THENCE N 89°47'41" W, 16.25 FEET; THENCE N 0°12'19" E, 16.36 FEET; THENCE N 89°47'41" W, 21.32 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 182.97 FEET SOUTH OF THE NORTHWEST CORNER THEREOF), ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED DECEMBER 4, 2007 AS DOCUMENT 0733815135 ★ TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

★ as amended from time

Commonly known as 2545 S. Dearborn, Unit 307, Chicago, Illinois 60616 to time

P.I.N. 17-28-237-028-0000



UNOFFICIAL COPY

First American

First American Title Insurance Company
2775 Diehl Road
Warrenville, IL 60555

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 2/22/19

Signature 
Grantor or Agent

Subscribed and sworn to before me by the said MICHELLE IMBRACRIO affiant
this 22ND day of FEBRUARY, 2019



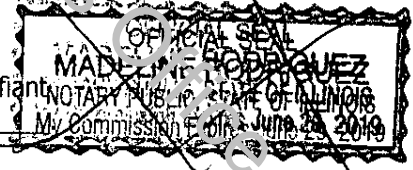
Notary Public 

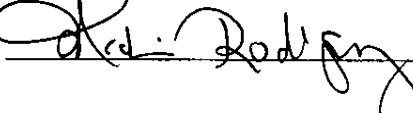
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 2/22/19

Signature 
Grantor or Agent

Subscribed and sworn to before me by the said LETICIA Z. AGUILERA affiant
this 22ND day of FEBRUARY, 2019



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.)

