

1 of 2

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PREPARED BY:

LARRY A. WHITNEY, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
231 NORTH ALDINE AVE
PARK RIDGE, IL 60068

Doc# 1907145035 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/12/2019 01:17 PM PG: 1 OF 6

RECORDATION REQUESTED BY:

CLOSING USA, LLC
7665 OMNITECH PL
VICTOR, NY 14564

CL190002562LD

FOR RECORDER'S USE ONLY

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 2ND day of March, 2019, by first party **JASON RUBIN, A MARRIED MAN WHO ACQUIRED TITLE AS SINGLE, JOINED IN EXECUTION BY HIS SPOUSE ERICA RUBIN**, to second party, **JASON RUBIN AND ERICA RUBIN, HUSBAND AND WIFE, NOT IN TENANCY IN COMMON BUT IN JOINT TENANCY**, of 600 N KINGSBURY ST., UNIT 710, CHICAGO, IL 60654.

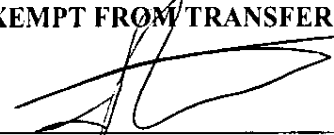
WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby convey and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described real estate in the County of COOK, State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

APN: 17-09-126-022-1288 AND 17-09-126-022-1331

PROPERTY ADDRESS: 600 N KINGSBURY ST., UNIT 710, CHICAGO, IL 60654

EXEMPT FROM TRANSFER TAX: CODE NUMBER (35ILCS 200-31-45) E

X 
(Signature of buyer, seller, or representative)

3-2-19
(Date)

REAL ESTATE TRANSFER TAX

12-Mar-2019

CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *



17-09-126-022-1288 | 20190301613199 | 0-575-075-744

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

REAL ESTATE TRANSFER TAX

12-Mar-2019

COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00



17-09-126-022-1288 | 20190301613199 | 1-920-513-440

JA

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IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

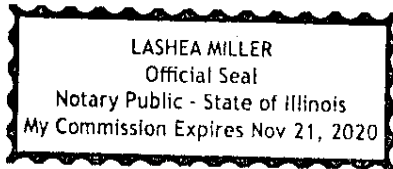
[Handwritten signature]

JASON RUBIN

STATE OF ILLINOIS)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that JASON RUBIN, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal this date, March 2, 2019.

(seal)



[Handwritten signature: Lashea Miller]
Notary Public
My Commission Expires: 11/21/2020

Send Tax Bills to:
JASON RUBIN AND ERICA RUBIN
600 N KINGSBURY ST., UNIT 710
CHICAGO, IL 60654

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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

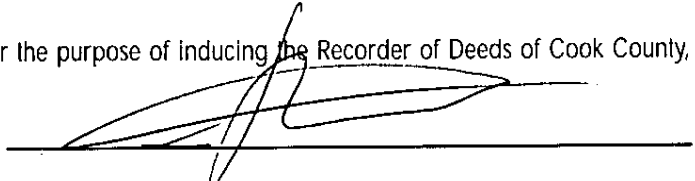
County of Cook

Jason Rubin, being duly sworn on oath, states that he resides at 600 N Kingsbury St Unit 710, Chicago, IL 60654 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 fro 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 dedication of land for public use or instruments relating to the vacation of land impressed with a 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 an 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.

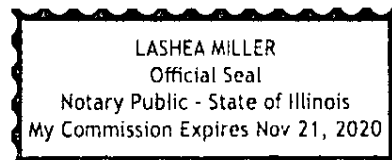
Affiant further state that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.



SUBSCRIBED and SWORN to before me

this 2ND day of March, 2019.

Lashea Miller



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Schedule A

The following described real estate, being situated in Cook County, Illinois, and legally described as follows, to wit:

Parcel A:

Unit 710 and Parking Space Unit P-601 (P 602 and P 603) in Park Place Chicago Condominium as delineated and defined on the plat of survey of the following described parcel of real estate:

Parcel 1:

That part of Block 3 in assessor's division of the Kingsbury tract, in the East 1/2 of the Northwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, lying easterly of the east dock line of the North branch of the Chicago River; lying southwesterly of the southwesterly line of Kingsbury Street, lying south and southeasterly of the following described line:

Beginning at the intersection of the southwesterly line of Kingsbury Street and a line 3.0 feet North of and parallel with the center line of Ontario Street (as now laid out) extended West

THENCE West along a line 3.0 feet North of and parallel with the center line of Ontario Street (as now laid out) extended West 1.63.0 feet;

THENCE southwesterly in a straight line to a point in said dock line of said north branch of the Chicago River, which is 70.80 feet southeasterly (measured along said dock line) from the point of intersection of Ontario Street extended West and lying North and East of a line described as beginning at the intersection of the west line of Kingsbury Street and a line 8.50 feet South of and parallel with the prolongation West of the South line of the North 1/2 of Block 4 in said assessor's division of said Kingsbury tract;

THENCE West along said parallel line, 142.0 feet to a point;

THENCE North at right angles 13.0 feet;

THENCE West at right angles to a point on the East dock line of the North branch of the Chicago River, in Cook County, Illinois

Parcel 2:

That part of Block 3 in assessor's division of the Kingsbury tract, in the East 1/2 of the Northwest 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows:

Commencing at a point in a line 3.0 feet North of and parallel with the center line of Ontario Street (as now laid South) which is 163.0 feet West from the intersection of said line with the west line of Kingsbury Street;

THENCE Southwesterly to a point in the dock line of the East bank of the North branch of the Chicago River which is 70.8 feet Southeasterly from intersection of dock line, said river with the said line drawn 3.0 feet North of and parallel with the center line of Ontario Street;

THENCE Northwesterly along said dock line of said East bank of said River, 9.80 feet;

THENCE northeasterly in a straight line to the point of beginning, said land being more particularly described in a deed from Huge Mcbirney and Isabelle M. Mcbirney, his wife to Percival W. Clement dated 11/22/1899

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recorded in Volume 6925 page 164 of land records in the recorder's office of Cook County, Illinois which survey is attached as exhibit 'A' to the Declaration of Condominium recorded 8/21/2002 as Document Number 0020921139, and as amended from time to time, together with its undivided percentage interest in the common elements.

Parcel B:

Easement for ingress and egress for the Benefit of parcel "A" aforesaid, as contained in the Declaration of Covenants, conditions, restriction and Easements recorded 8/21/2002 as Document Number 0020921138.

Tax ID/APN#: 17-09-126-022-1288, 1331, 1378 & 79

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

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

Dated March 2, 20 19

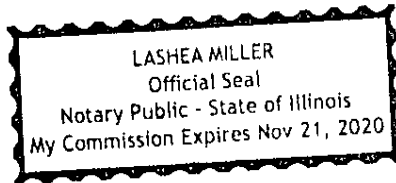
Signature: _____

Subscribed and sworn to before me by the Grantor

Said

this 2ND day of March

20 19.



Lashea Miller (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 March 2, 20 19

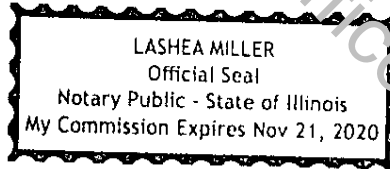
Signature: _____

Subscribed and sworn to before me by the Grantee

Said

this 2ND day of March

20 19.



Lashea Miller (Notary Public)

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.