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Doc#. 1911417117 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/24/2019 01:42 PM Pg: 1 of 4

Dec ID 20190401655314
ST/CO Stamp 0-630-619-040
City Stamp 1-804-516-256

QUITCLAIM DEED

1902336 IL/RTC

GRANTOR, ZAVEN KELESHIAN, a married man, joined by his spouse, RACHEL COLLINS (herein, "Grantor"), whose address is 2111 W. Morse Avenue, Chicago, IL 60645, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, ZAVEN KELESHIAN and RACHEL COLLINS, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 2111 W. Morse Avenue, Chicago, IL 60645, 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: 1134 W. Granville Avenue, Apt.
1001, Chicago, IL 60660

Permanent Index Number: 14-05-204-029-1401 &
14-05-204-029-1334

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.

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 22nd day of April, 2019.

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

~~When recorded return to:~~

ZAVEN KELESHIAN
RACHEL COLLINS
2111 W. MORSE AVENUE
CHICAGO, IL 60645

Send subsequent tax bills to:

ZAVEN KELESHIAN
RACHEL COLLINS
2111 W. MORSE AVENUE
CHICAGO, IL 60645

This instrument prepared by:

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

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GRANTOR

[Signature]
ZAVEN KELESHIAN

STATE OF ILLINOIS
COUNTY OF COOK

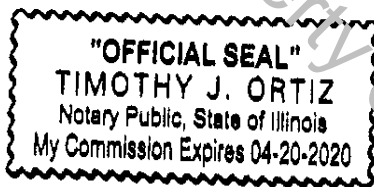
This instrument was acknowledged before me on 4-22-19, by ZAVEN KELESHIAN.

[Affix Notary Seal]

Notary Signature: [Signature]

Printed name: Timothy J. Ortiz

My commission expires: 4-20-20



GRANTOR

[Signature]
RACHEL COLLINS

STATE OF ILLINOIS
COUNTY OF COOK

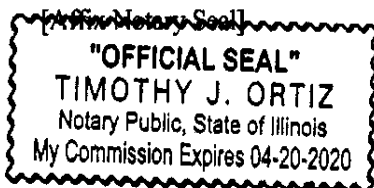
This instrument was acknowledged before me on 4-22-19, by RACHEL COLLINS.

[Affix Notary Seal]

Notary Signature: [Signature]

Printed name: Timothy J. Ortiz

My commission expires: 4-20-20



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31.45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

[Signature]
Signature of Buyer/Seller/Representative

4/22/19
Date

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EXHIBIT A

[Legal Description]

UNIT 1001 AND P-368 AND THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S- 309, A LIMITED COMMON ELEMENT, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE GRANVILLE CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0831945102, AND AS AMENDED FROM TIME TO TIME IN THE EAST FRACTIONAL HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property is NOT 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 re-deliver 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.

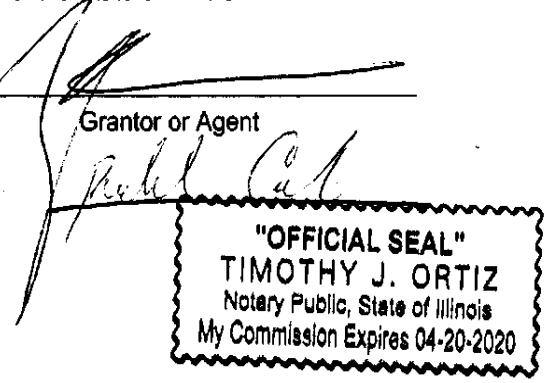
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STATEMENT OF GRANTOR/GRANTEE

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 April 22, 2019 Signature: _____
Grantor or Agent

Subscribed and sworn to before
Me by the said Zaven Keleshian & Rachel Collins
this 22 day of April, 2019
Notary Public _____



The grantee 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 April 22, 2019 Signature: _____
Grantee or Agent

Subscribed and sworn to before
Me by the said Zaven Keleshian & Rachel Collins
this 22 day of April, 2019
Notary Public _____

