

When Recorded Return To:
Indecomm Global Services
As Recording Agent Only
1250 Energy Lane
St. Paul, MN 55108

UNOFFICIAL COPY

After Recording Return to:

Amrock
662 Woodward Avenue
Detroit, MI 48226

Instrument Prepared By:

Kimberly Vereb, Esq.
1174 Red Dunes Run
Avon, IN 46123
IL Bar ID No. 6244816

Mail Tax Statements To:

Karen Yanow Crystal and
Howard Lawrence Crystal
7412 North Rockwell Street
Chicago, IL 60645

Tax Parcel ID Number:

10-25-414-019-0000

Order Number:

66086610



1927013091D

Doc# 1927013091 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/27/2019 12:18 PM PG: 1 OF 5

①
5108670
Record 1st 81365569

QUITCLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: Karen Yanow Crystal, date 8/28/19
KAREN YANOW CRYSTAL, as TRUSTEE under the provisions of a trust agreement known as the KAREN YANOW CRYSTAL TRUST dated JULY 3, 2014

Dated this 28 day of August, 2019. WITNESSETH, that, **KAREN YANOW CRYSTAL and HOWARD LAWRENCE CRYSTAL**, as Trustees under the provisions of a trust agreement known as the **KAREN YANOW CRYSTAL TRUST** dated July 3, 2014, whose address is 7412 North Rockwell Street, Chicago, IL 60645, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto **KAREN YANOW CRYSTAL and HOWARD LAWRENCE CRYSTAL**, Wife and Husband, not as tenants in common, but as joint tenants with right of survivorship, whose address is 7412 North Rockwell Street, Chicago, IL 60645, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 7412 North Rockwell Street, Chicago, IL 60645, and legally described as follows, to wit:

The following described property:

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

Assessor's Parcel Number: 10-25-414-019-0000

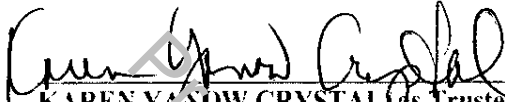
S Y
P 5
S
M X
SC
E X
INT


UNOFFICIAL COPY



Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor on the date first written above.


KAREN YANOW CRYSTAL, as Trustee under the provisions of a trust agreement known as the KAREN YANOW CRYSTAL TRUST dated July 3, 2014

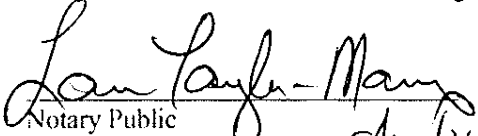

HOWARD LAWRENCE CRYSTAL, as Trustee under the provisions of a trust agreement known as the KAREN YANOW CRYSTAL TRUST dated July 3, 2014

| REAL ESTATE TRANSFER TAX | | 27-Sep-2019 |
|--|-----------|-------------|
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |
| 10-25-414-019-0000 20190801661343 1-808-582-240 | | |


STATE OF Illinois)
) ss.
COUNTY OF Cook)

I, Laura Taylor-Manning, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **KAREN YANOW CRYSTAL and HOWARD LAWRENCE CRYSTAL**, as Trustees under the provisions of a trust agreement known as the **KAREN YANOW CRYSTAL TRUST dated July 3, 2014**, personally known to me to be the same person(s) whose name(s) 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 official seal this 28 day of August 2019.


Notary Public
My Commission Expires: 8/30/21



| REAL ESTATE TRANSFER TAX | | 27-Sep-2019 |
|---|----------|-------------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |

10-25-414-019-0000 | 20190801661343 | 0-852-772-448

* Total does not include any applicable penalty or interest due

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

The following described property, situated in the County of Cook, State of Illinois, to wit:

Lot One, Lot Two (except the South Eighteen & One-Half (18 1/2) feet thereof) in Gubin's and McDonnell's Addition, to Rogers Park, being a Subdivision of the South half of the South half of the South 22-93/100 acres of the Northwest Quarter of the Southeast Quarter of Section 25, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address: 7412 North Rockwell Street, Chicago, IL 60645

Assessor's Parcel No.: 10-25-414-019-0000



·U07061585·

1632 9/5/2019 81365569/1

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 8 | 28 | 2019

SIGNATURE: *Karen Yanow Crystal*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

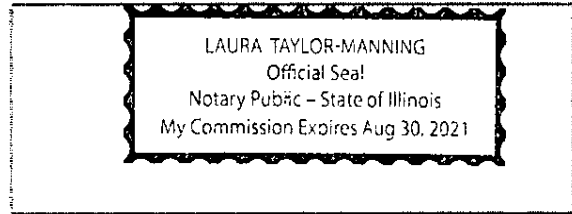
Laura Taylor-Manning

By the said (Name of Grantor): Karen Yanow Crystal

On this date of: 8 | 28 | 2019

NOTARY SIGNATURE: *Laura Taylor-Manning*

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 8 | 28 | 2019

SIGNATURE: *Karen Yanow Crystal*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

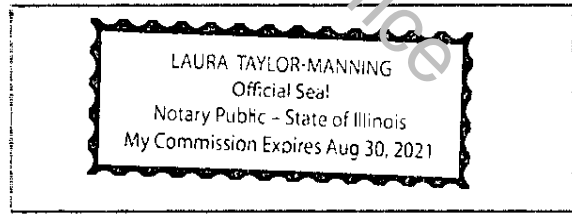
Laura Taylor-Manning

By the said (Name of Grantee): Karen Yanow Crystal, Trustee

On this date of: 8 | 28 | 2019

NOTARY SIGNATURE: *Laura Taylor-Manning*

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**

UNOFFICIAL COPY

AFFIDAVIT – PLAT ACT

RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

ss

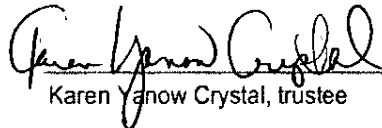
COUNTY OF COOK)

Karen Yanow Crystal Trust, being duly sworn on oath, states that she resides at 7412 North Rockwell Street, Chicago, IL 60645 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:


- ✓ 1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
- 2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
- 3. The division is 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 land is between owners of adjoining and contiguous land.
- 5. The conveyance is 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 is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance is 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. The conveyance is made to correct descriptions in prior conveyances.
- 9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
- 10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

Affiant further states 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, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.


 Karen Yanow Crystal, trustee

SUBSCRIBED AND SWORN to before me this 28 day of August, 2019


 Notary Public
 My commission expires: 8/30/21

