

UNOFFICIAL COPY

Doc#: 1930416033 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/31/2019 10:04 AM Pg: 1 of 4

Dec ID 20191001630878
ST/CO Stamp 1-703-551-328
City Stamp 0-584-565-088

QUITCLAIM DEED 1913549 IL/ATC

GRANTOR, GINA ARMER, formerly known as GINA KACZANOWSKI, a married woman, joined by her spouse, ANDREW D. ARMER (herein, "Grantor"), whose address is 100 S. Ashland Ave., Unit 202, Chicago, IL 60607, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, GINA ARMER and ANDREW D. ARMER, wife and husband, as tenants by the entireties (herein, "Grantee"), whose address is 100 S. Ashland Ave., Unit 202, Chicago, IL 60607, 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: 100 S. Ashland Ave., Unit 202,
Chicago, IL 60607

Permanent Index Number: 17-18-215-016-1010

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 4 day of October, 2019.

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

~~When recorded return to:~~
GINA ARMER
ANDREW D. ARMER
100 S. ASHLAND AVE., UNIT 202
CHICAGO, IL 60607

Send subsequent tax bills to:
GINA ARMER
ANDREW D. ARMER
100 S. ASHLAND AVE., UNIT 202
CHICAGO, IL 60607

This instrument prepared by:
LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

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GRANTOR

Gina Armer, formerly known as Gina Kaczanowski
GINA ARMER, formerly known as GINA KACZANOWSKI

STATE OF Illinois
COUNTY OF COOK

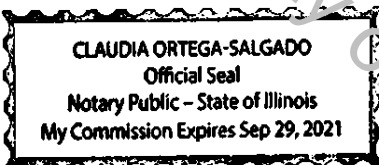
This instrument was acknowledged before me on October 4, 2019, by GINA ARMER, formerly known as GINA KACZANOWSKI.

[Affix Notary Seal]

Notary Signature:

Printed name:

My commission expires:



GRANTOR

Andrew D. Armer
ANDREW D. ARMER

STATE OF Illinois
COUNTY OF COOK

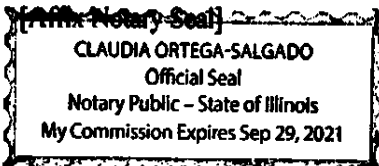
This instrument was acknowledged before me on October 4, 2019, by ANDREW D. ARMER.

[Affix Notary Seal]

Notary Signature:

Printed name:

My commission expires:



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

10/4/19
Date

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EXHIBIT A

[Legal Description]

PARCEL 1:

UNIT 202 IN STADIUM CENTER LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF H. H. WALKER AND OTHERS RESUBDIVISION AND J. ALLENS SUBDIVISION, BOTH SUBDIVISION BEING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97789526, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE ENJOYMENT AND SUPPORT AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT 97789525.

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 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 BY GRANTOR AND GRANTEE

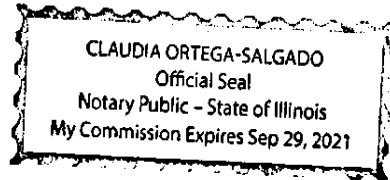
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 10/4/19

Signature: [Signature] *Formally known as, Gina Kazenowski*
Grantor or Agent

Subscribed and sworn to before me by the said Dina Armer this 4 day of October, 2019.

Notary Public [Signature]



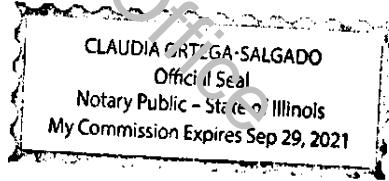
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 10/4/19

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Andrew D. Armer this 4 day of October, 2019.

Notary Public [Signature]



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.

(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 Act.)