

UNOFFICIAL COPY

Doc#: 2031839195 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/13/2020 11:29 AM Pg: 1 of 3

Dec ID 20201001622071
ST/CO Stamp 2-072-718-816
City Stamp 0-372-018-656

This instrument prepared by:

Suzanne Glade
Fischel | Kahn
155 N. Wacker Drive, Ste. 3850
Chicago, Illinois 60606
Client/Matter

Above Space for Recorder's Use Only

QUIT CLAIM DEED

The Grantor, Elba Anaya, a/k/a Elba Salinas, divorced and not since remarried, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEYS AND QUIT CLAIMS to Alejandro Anaya, divorced and not since remarried, of the City of Chicago, County of Cook, State of Illinois, all right, title and interest of the Grantor in and to real estate described as:

PARCEL 1:

UNIT C IN THE KINZIE STATION TOWNHOUSE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF PART OF LOTS 1 THRU 7, BOTH INCLUSIVE, IN BLOCK 11 IN CANAL TRUSTEES' SUBDIVISION OF LOTS AND BLOCKS IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0425431004, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

FIDELITY NATIONAL TITLE SC200-5487

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE KINZIE STATION DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 10, 2000 AS DOCUMENT 00613131

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

PIN(s): 17-09-302-101-1003

Address: 334 N. Jefferson Street, Unit C, Chicago, IL 60661

Dated this 11th day of September, 2020.

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Elba Salinas

Elba Anaya, a/k/a Elba Salinas

Mail to:

Suzanne Glade
Fischel | Kahn
155 N. Wacker Drive, Ste. 3850
Chicago, IL 60606

Send Subsequent Tax Bills To:

Alejandro Anaya
334 N. Jefferson Street
Unit C
Chicago, IL 60661

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, an Illinois notary public, does hereby certify that Elba Anaya, a/k/a Elba Salinas, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in the county stated above, this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act, for the uses and purposes set forth therein, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 14th day of September, 2020.

Jennifer A. Wright-Zimmerman
Notary Public


Seal



"OFFICIAL SEAL"
JENNIFER A. WRIGHT-ZIMMERMAN
Notary Public, State of Illinois
My Commission Expires 11/13/2022

Exempt under 35 ILCS 200/31-45, Paragraph E, and Cook County Transfer Tax Exemption Paragraph E.

Felicia Navarrete
Seller or Seller's Representative

10/21/2020
Date

REAL ESTATE TRANSFER TAX	08-Oct-2020
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

REAL ESTATE TRANSFER TAX	08-Oct-2020
  COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-09-302-010-1003 | 20201001622071 | 0-372-018-656

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

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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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: September 11, 2020

[Signature]
Signature

Jordan Uselding
Print Name



Subscribed and sworn to before me this 11th of September, 2020

[Signature]
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.

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[Signature]
Signature

Jordan Uselding
Print Name



Subscribed and sworn to before me this 11th of September, 2020

[Signature]
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.

Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.