



2125222031D

Doc# 2125222031 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/09/2021 03:17 PM PG: 1 OF 6

AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-192158-NBKC

MAIL TAX STATEMENTS TO:
Martha L. Gutierrez
1515 S. Prairie Avenue, Unit 1301
Chicago, IL 60605

Name & Address of Preparer:
Carlos Del Rio, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 17-22-110-107-1158

QUIT CLAIM DEED

THIS DEED made and entered into on this 27 day of April, 2021, by and between **Martha L. Gutierrez, a married woman who acquired title as an unmarried woman, joined in execution by her spouse, Jorge Gutierrez Gomez**, a mailing address of 1515 S. Prairie Avenue, Unit 1301, Chicago, IL 60605, hereinafter referred to as Grantor(s) and **Martha L. Gutierrez, a married woman, as her sole and separate property**, a mailing address of 1515 S. Prairie Avenue, Unit 1301, Chicago, IL 60605, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.


Property commonly known as: 1515 S Prairie Avenue, Unit 1301, Chicago, IL 60605



Prior instrument reference: Instrument Number: 0425118087, Recorded: 09/07/2004

"Exempt under provisions of Paragraph E"
Section 31-45; Real Estate Transfer Tax Act

8/27/2021
Date

Martha L. Gutierrez
Signature of Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		09-Sep-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00*

REAL ESTATE TRANSFER TAX		09-Sep-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-22-110-107-1158 | 20210901666290 | 1-033-576-208

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

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This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 27 day of Aug, 2021.

Martha L. Gutierrez
Martha L. Gutierrez

Jorge Gutierrez Gomez
Jorge Gutierrez Gomez

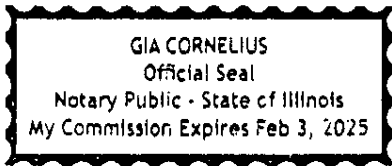
STATE OF Illinois
COUNTY OF Cook

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Martha L. Gutierrez and Jorge Gutierrez Gomez is/are 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 said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 27 day of Aug, 2021.

[Signature]
Notary Public
My commission expires: 02/03/2025

No title exam performed by the preparer. Legal description and party's names provided by the party.



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Exhibit "A"

Legal Description

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT:

PARCEL 1: UNIT 1301 AND P-275 IN THE PRAIRIE HOUSE AT CENTRAL STATION CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION BEING A SUBDIVISION IN SAID NORTHWEST FRACTIONAL QUARTER OF SECTION 22; THENCE SOUTHERLY 66.49 FEET ALONG THE EAST LINE OF SOUTH PRAIRIE AVENUE BEING THE ARC OF A CIRCLE CONVEX EASTERLY, HAVING A RADIUS OF 316.00 FEET AND WHOSE CHORD BEARS SOUTH 06 DEGREES 00 MINUTES 21 SECONDS EAST 66.37 FEET TO A POINT OF TANGENCY; THENCE CONTINUING SOUTH ALONG SAID EAST LINE 371.0 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 15TH PLACE; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 232.93 FEET ALONG SAID EXTENSION; THENCE NORTH 08DEGREES 24MINUTES 46SECONDS WEST 441.78 FEET; THENCE NORTH 89DEGREES 58MINUTES 41SECONDS WEST 175.10 FEET TO THE POINT OF BEGINNING (EXCEPT THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 IN PRAIRIE PLACE TOWNHOMES SUBDIVISION, BEING A SUBDIVISION IN SAID NORTHWEST FRACTIONAL QUARTER OF SECTION 22; THENCE SOUTHERLY 65.38 FEET ALONG THE EAST LINE OF SOUTH PRAIRIE AVENUE BEING THE ARC OF A CIRCLE CONVEX EASTERLY, HAVING A RADIUS OF 316.00 FEET AND WHOSE CHORD BEARS SOUTH 06 DEGREES 06 MINUTES 23 SECONDS EAST, A DISTANCE OF 65.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY 1.11 FEET ALONG SAID EAST LINE OF SOUTH PRAIRIE AVENUE BEING AN ARC OF A CIRCLE CONVEX EASTERLY HAVING A RADIUS OF 316.00 FEET AND WHOSE CHORD BEARS SOUTH 00 DEGREES 04 MINUTES 42 SECONDS EAST, A DISTANCE OF 1.11 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 01 MINUTES 19S SECONDS WEST ALONG SAID EAST LINE OF SOUTH PRAIRIE AVENUE, 197.59 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS EAST 41.72 FEET; THENCE NORTH 00DEGREES 01MINUTES 19SECONDS EAST 198.69 FEET; THENCE NORTH 89DEGREES 58MINUTES 41SECONDS WEST 41.72 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

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WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0030163876, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 3, 2003 AS DOCUMENT NUMBER 0030163876.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE PREVIOUS AND CURRENT YEAR NOT YET DUE AND FOR SUBSEQUENT YEARS, INCLUDING TAXES WHICH MAY ACCRUE BY REASON OF NEW OR ADDITIONAL IMPROVEMENTS DURING THE YEAR OF CLOSING; SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; EASEMENTS, COVENANTS, RESTRICTIONS, AGREEMENTS, CONDITIONS AND BUILDING LINES OF RECORD AND PARTY WALL RIGHTS; THE ACT; THE PLAT; TERMS, PROVISIONS AND CONDITIONS OF THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; THE CODE; UNRECORDED PUBLIC AND QUASI-PUBLIC, UTILITY EASEMENTS, IF ANY; PURCHASER'S MORTGAGE, IF ANY; PLATS OF DEDICATION AND PLATS OF SUBDIVISION AND COVENANTS THEREON; LEASES, LICENSES, OPERATING AGREEMENTS AND OTHER AGREEMENTS AFFECTING THE COMMON ELEMENTS; ACTS DONE OR SUFFERED BY OR JUDGMENTS AGAINST PURCHASER, OR ANYONE CLAIMING UNDER PURCHASER; LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE COMPANY (AS HEREINAFTER DEFINED) IS WILLING TO INSURE WITHOUT COST TO PURCHASER; ENCROACHMENTS, IF ANY; THE RIGHTS OF CABLE TELEVISION AND T-1 PROVIDERS; TERMS, COVENANTS, CONDITIONS AND EASEMENTS CONTAINED IN BLOCK G EASEMENT AGREEMENT-BUSWAY PROJECT DATED SEPTEMBER 1, 2000 AND RECORDED SEPTEMBER 27, 2000 AS DOCUMENT NUMBER 00753780 MADE BY AND BETWEEN CHICAGO TITLE LAND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1990 AND KNOWN AS TRUST NUMBER 1080000 AND CENTRAL STATION LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP, SOLE BENEFICIARY OF SAID TRUST AND THE CITY OF CHICAGO, AN ILLINOIS HOME RULE MUNICIPAL CORPORATION (THE 'CITY'), ; TERMS, CONDITIONS AND PROVISIONS OF THE ACCESS EASEMENT PREMISES ATTACHED THERETO AND MADE PART OF THE DECLARATION OF CONDOMINIUM; FIBER OPTIC EASEMENT AGREEMENT DATED DECEMBER 1, 1991 AND RECORDED FEBRUARY 6, 1992 AS DOCUMENT NUMBER 92078646 AND DOCUMENT NUMBER 92078647, UNDER, ON OVER AND ACROSS THE LAND AS CONTAINED THEREIN, AS RELOCATED BY DOCUMENTS 98116069 AND 98L16070, AND AS SHOWN ON SURVEY NUMBER 983045 PREPARED BY GREMLEY AND BIEDERMANN DATED OCTOBER 27, 1998 AND LAST REVISED SEPTEMBER 20, 2000; CENTRAL STATION REDEVELOPMENT AGREEMENT DATED NOVEMBER 1, 1991 AND RECORDED NOVEMBER 1, 1991 AS DOCUMENT NUMBER 91574409 AND THE FIRST AMENDMENT TO CENTRAL STATION REDEVELOPMENT AGREEMENT DATED DECEMBER 1, 1994 AND RECORDED DECEMBER 23, 1994 AS DOCUMENT NUMBER 04071129, THE TERMS, CONDITIONS AND RESTRICTIONS AS CONTAINED THEREIN; RIGHTS OF UTILITIES AND THE MUNICIPALITY IN AND TO USE AND MAINTENANCE OF WOOD POLES, ELECTRIC BOXES, OVERHEAD WIRES AND MANHOLES AND RELATED OR CONNECTED UNDERGROUND FACILITIES AS SHOWN ON ALL

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SHEETS OF AFORESAID SURVEY NUMBER 983045 PREPARED BY GREMLEY AND BIEDERMANN DATED OCTOBER 27, 1998 AND LAST REVISED SEPTEMBER 20, 2000; RIGHTS TO THE CITY OF CHICAGO DEPARTMENT OF WATER IN AND TO WATER DISTRIBUTION FACILITIES LOCATED IN THE LAND AS DISCLOSED BY LETTER DATED MAY 11, 1999 PREPARED BY GREMLEY AND BIEDERMANN DATED OCTOBER 27, 1998 AND LAST REVISED SEPTEMBER 20, 2000, ORDER NUMBER 983045; PROVIDED THE SAME TO NOT INTERFERE WITH PURCHASER'S USE OF THE RESIDENTIAL UNIT FOR RESIDENTIAL PURPOSES.

BEING THE SAME PROPERTY CONVEYED TO MARTHA L. GUTIERREZ, AS A UNMARRIED WOMAN FROM PRAIRIE HOUSE AT CENTRAL STATION L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, BY DEED DATED AUGUST 23, 2004, AND RECORDED ON SEPTEMBER 07, 2004, AS 0425118087.

Parcel ID Number: 17-22-110-107-1158

Property of Cook County Clerk's Office

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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 9/17/21, Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said _____ this 7 day of SEP, 2021
Notary Public [Signature]



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 9/17/21, Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said _____ this 7 day of SEP, 2021
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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.