

UNOFFICIAL COPY



Doc# 2236222014 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/28/2022 12:22 PM PG: 1 OF 7

File Number: 70242528

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605.

After Recording Return To:
~~AMROCK LLC~~
~~662 Woodward Ave.~~
~~Detroit, MI 48226~~

82195804 Rec Ist
When Recorded Return To:
Indecomm Global Services
1427 Energy Park Drive
St. Paul, MN 55108

Mail Tax Statements To: Taryn A. Clark: 1911 N Karlov Ave., Chicago, IL 60639-4925

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-34-406-022-0000

70242528-7267585 QUITCLAIM DEED

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

Taryn A. Clark, unmarried, whose tax mailing address is **1911 N Karlov Ave., Chicago, IL 60639-4925**, and **Travis J. Clark**, unmarried, whose mailing address is **4025 N. Springfield., Chicago, IL 60618**, a formerly married couple who are now divorced pursuant to the judgment for Dissolution of Marriage filed in Cook County, Illinois in Case No. 2018 D 011283 on 3/25/2021, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Taryn A. Clark**, unmarried, hereinafter grantee, whose tax mailing address is **1911 N Karlov Ave., Chicago, IL 60639-4925**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:



RPA

3476459563QC1010107

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Tax Id Number(s): 13-34-406-022-0000

Land situated in the County of Cook in the State of IL

LOT 33 IN BLOCK 7 IN GARFIELD, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 (EXCEPT THE WEST 307 FEET OF THE NORTH 631.75 FEET AND THE WEST 333 FEET OF THE SOUTH 1295 FEET THEREOF) OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1911 N Karlov Ave, Chicago, IL 60639-4925


Prior instrument reference: 1532716020

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.



The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

REAL ESTATE TRANSFER TAX		28-Dec-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-34-406-022-0000 | 20221201602620 | 1-401-731-584

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

REAL ESTATE TRANSFER TAX		28-Dec-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-34-406-022-0000 | 20221201602620 | 2-042-166-608



RPA 3476459563QC101010207

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Executed by the undersigned on May 22, 2021:

Taryn A. Clark
Taryn A. Clark

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on May 22nd, 2021 by Taryn A. Clark who is ~~personally known to me or~~ has produced IL-DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

[Signature], Notary Public.
Notary Public



COUNTY CLERK OFFICE
RECORDING DIVISION
100 N. CLARK ST. ROOM 120
CHICAGO, ILLINOIS 60610-1387

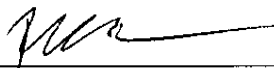


RPA 3476459563QC101010307

Quit Claim Deed

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Executed by the undersigned on MAY 10, 2021 :

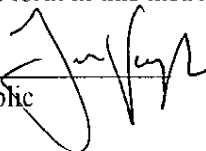


Travis J. Clark

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on MAY 10th, 2021 by Travis J. Clark who is personally known to me or has produced drivers license as identification and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Notary Public 

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387



RPA 3476459563OC101010407

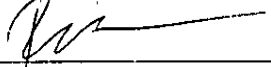
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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 5/16/21



Buyer, Seller or Representative

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 1200
CHICAGO, ILL. 60602-1387



+U08055930-

1632 1/20/2022 82195804/1



RPA 3476459563QC101010507

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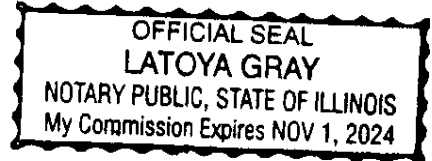
STATEMENT BY GRANTOR AND GRANTEE

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 land trust is either a natural person, and 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 5/22, 2021

[Signature]
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Trevi S Clark, Grantor
this 22 day of May,
2021. State of Illinois County of Cook



NOTARY PUBLIC [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 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.

Date May 22nd, 2021

[Signature]
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Taryn A Clark, Grantee
This 22nd day of May,
2021.



State of Illinois County of Cook
NOTARY PUBLIC [Signature], Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)



RPA 3476459563QC101010607

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AFFIDAVIT - PLAT ACT

RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

ss

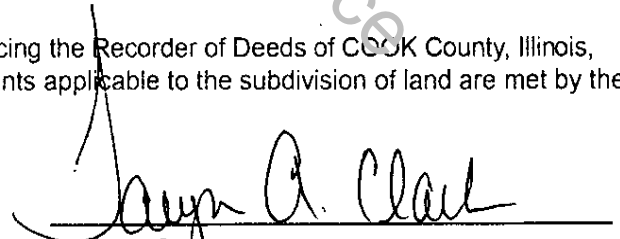
COUNTY OF COOK)

Taryn A. Clark, being duly sworn on oath, states that she resides at 1911 N Karlov Ave., Chicago, IL 60639-4925 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

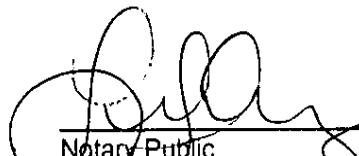
1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of 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.


 Taryn A. Clark,

SUBSCRIBED AND SWORN to before me this 22nd day of MAY, 2021


 Notary Public
 My commission expires: November 1, 2024

