

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

After Recording Return to:

Amrock LLC
662 Woodward Avenue
Detroit, MI 48226

Instrument Prepared By:

Kevin T. Kavanaugh, Esq.
3331 W. Big Beaver, Ste. 109
Troy, MI 48084
Licensed in IL, Bar ID No. 6280331

Mail Tax Statements To:


Erin J. Kelly
2541 W. Balmoral Ave., Apt. 1N
Chicago, IL 60625

Tax Parcel ID Number:

13-12-221-026-1001

Order Number:

69865699-D



Doc# 2302615008 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 01/26/2023 11:39 AM PG: 1 OF 5

69865699-7271217

QUIT CLAIM DEED

82327389 Rec1st

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

By: Erin J. Kelly Dated: 5/20/2021
ERIN J. KELLY

Dated this 20th day of May, 2021 WITNESSETH, that ERIN J. KELLY, an unmarried person, whose address is 2541 W Balmoral Ave Apt 1N, Chicago, IL 60625-2338, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of TEN (\$10.00) DOLLARS, in hand paid, the receipt of which is hereby acknowledged, does hereby, grant, bargain, sell, assign, remiss, release, convey and confirm unto ERIN J. KELLY, an unmarried person, whose address is 2541 W Balmoral Ave Apt 1N, Chicago, IL 60625-2338, and LAWRENCE W. KELLY AND SHARON A. KELLY, husband and wife, whose address is 6101 Sleepy Hollow Ave., Texarkana, TX 75503, as joint tenants, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in the County of Cook, State of Illinois, commonly known as 2541 W Balmoral Ave Apt 1N, Chicago, IL 60625-2338, and legally described as follows, to wit:

The following described property:

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



PCL

69865699DQTC01010103

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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.

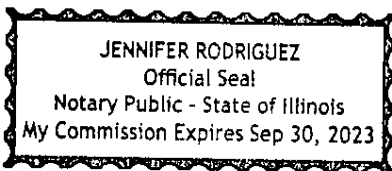
Grantor:

Erin J. Kelly
ERIN J. KELLY

STATE OF Illinois)
)
COUNTY OF COOK) ss.

I, Jennifer Rodriguez, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that ERIN J. KELLY, whose identity was proven through identification shown 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 signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand official seal this 20th day of May 2021.



Jennifer Rodriguez
Notary Public
My commission expires 9-30-2023

REAL ESTATE TRANSFER TAX		26-Jan-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-12-221-026-1001 | 20230101639828 | 0-626-231-120

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

REAL ESTATE TRANSFER TAX		26-Jan-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-12-221-026-1001 | 20230101639828 | 0-722-962-256



PCL

69865699DQTC01010203

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EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 13-12-221-026-1001

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

PARCEL 1: UNIT IN IN THE BALMORAL COURT CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 6 IN OLIVER I. SALLINGER AND COMPANY'S LINCOLN AVENUE SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020943503, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACES 2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0020943503.

Commonly known as: 2541 W BALMORAL AVE, 1N, CHICAGO, IL 60625-2338



U08209162

1371 11/4/2022 82327389/1

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AFFIDAVIT - PLAT ACT

RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

ss

COUNTY OF COOK)

ERIN J. KELLY, being duly sworn on oath, states that she resides at 2541 W BALMORAL AVE APT 1N, Chicago, IL 60625-2338 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

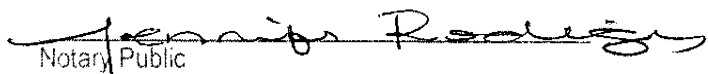
1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of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

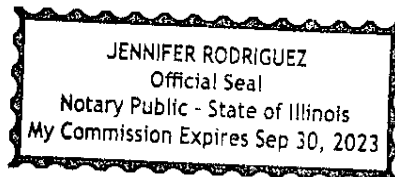
CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

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.


 ERIN J. KELLY

SUBSCRIBED AND SWORN to before me this 20th day of May, 2021


 Notary Public
 My commission expires: 9-30-2023



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: 5 | 20 | 2021

SIGNATURE: *Erin J. Kelly*
GRANTOR or AGENT

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

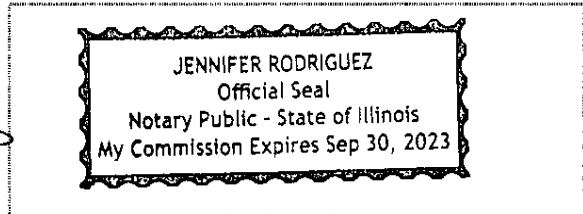
Subscribed and sworn to before me, Name of Notary Public: Jennifer Rodriguez

By the said (Name of Grantor): Erin J. Kelly

On this date of: 5 | 20 | 2021

NOTARY SIGNATURE: *Jennifer Rodriguez*

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: 5 | 20 | 2021

SIGNATURE: *Erin J. Kelly*
GRANTEE or AGENT

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

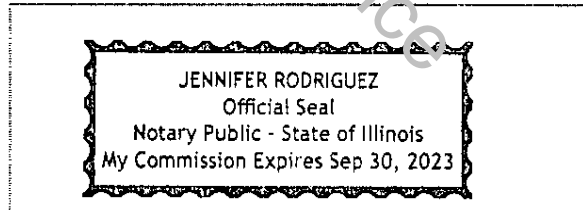
Subscribed and sworn to before me, Name of Notary Public: Jennifer Rodriguez

By the said (Name of Grantee): Erin J. Kelly

On this date of: 5 | 20 | 2021

NOTARY SIGNATURE: *Jennifer Rodriguez*

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)**)