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2308922027D

Doc# 2308922027 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/30/2023 11:31 AM PG: 1 OF 8

File Number: 70667017

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307 Sioux Falls, South Dakota 57103 (513) 247-9605.

Recording Requested By:
AMROCK LLC
662 Woodward Ave.
Detroit, MI 48226

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

After Recording Return To
Mail Tax Statements To:
Joseph Walsh
90 Christopher Columbus Dr. Apt. 4804, Jersey City, NJ 07302

81347114

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
20-11-305-029-1001

70667017-7709900
QUITCLAIM DEED

Joseph Walsh, an unmarried man, whose mailing address is 90 Christopher Columbus Dr. Apt. 4804, Jersey City, NJ 07302, and Spencer Bledsoe, an unmarried man, whose mailing address is 2607 Armour Ln., Redondo Beach, CA 90278, not as tenants in common but as joint tenants, hereinafter grantors, for \$45,403.00 (Forty Five Thousand Four Hundred Three Dollars and Zero Cents) in consideration paid, grant and quitclaim to Joseph Walsh, an unmarried man, hereinafter grantee, whose tax mailing address is 90 Christopher Columbus Dr. Apt. 4804, Jersey City, NJ 07302, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:



RPA

70667017QC101010106



REAL ESTATE TRANSFER TAX

28-Mar-2023



CHICAGO:	341.25
CTA:	136.50
TOTAL:	477.75 *

20-11-305-029-1001 | 20230101628708 | 0-909-109-456

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

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

NOTARIA SEGUNDA CANTON LOJA
EN BLANCO

Property of Cook County Clerk's Office

NOTARIA SEGUNDA CANTON LOJA
EN BLANCO

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

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Id Number(s): 20-11-305-029-1001

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

UNIT 1137-1 IN 1137-39 EAST HYDE PARK BOULEVARD CONDOMINIUMS, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 55 FEET OF LOT 2 (EXCEPT THE NORTH 17 FEET THEREOF CONVEYED TO THE VILLAGE OF HYDE PARK FOR STREET) AND THE EAST 55TH FEET OF LOT 3, ALL IN BLOCK 1 IN EGANDALE, BEING A SUBDIVISION OF THE EAST 1/8 ACRES OF THE SOUTH WEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0619526234, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

Commonly known as: 1137 E HYDE PARK BLVD APT 1, CHICAGO, IL 60615-2833

Prior instrument reference: 1633604034

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 grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.



RPA

70667017QC101010206



REAL ESTATE TRANSFER TAX

30-Mar-2023



COUNTY:	22.75
ILLINOIS:	45.50
TOTAL:	68.25

20-11-305-029-1001

| 20230101628708

| 1-552-128-208

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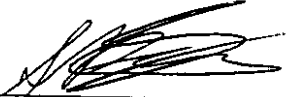
Property of Cook County Clerk's Office

NOTARIA SEGUNDA CANTON LOJA
EN BLANCO

NOTARIA SEGUNDA CANTON LOJA
EN BLANCO

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Executed by the undersigned on July 30, 2021:



Spencer Bledsoe

STATE OF Loja - Ecuador
COUNTY OF Loja

The foregoing instrument was acknowledged before me on July 30, 2021 by **Spencer Bledsoe** who is personally known to me or has produced 502657233 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.

**B
S
V
S**
VS

Notary Public

Dr. Vinicio Sarmiento Bustamante
NOTARIO SEGUNDO
CANTÓN LOJA



RPA

70667017QC101010406



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

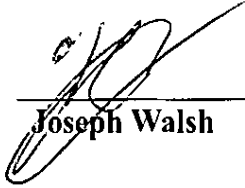
Property of Cook County Clerk's Office

NOTARIA SEGUNDA CANTON LOJA
EN BLANCO

NOTARIA SEGUNDA CANTON LOJA
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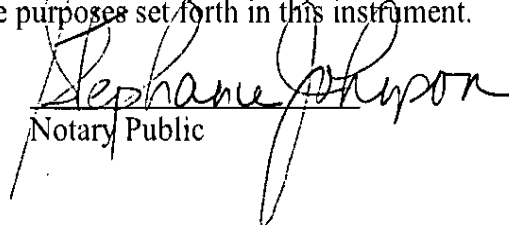
Executed by the undersigned on 3/3, 2023.



Joseph Walsh

STATE OF NJ
COUNTY OF Hudson

The foregoing instrument was acknowledged before me on 3/3, 2023 by **Joseph Walsh** who is personally known to me or has produced US Passport 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

STEPHANIE JOHNSON
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES 06/18/2025



RPA 70667017QC101010306

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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 3/7, 2023

Grantor: Spencer Bledsoe

[Signature]
Signature of Grantor or Agent

Agent: Christian Fierro

Subscribed and sworn to before
Me by the said Agent Christian Fierro
this 7th day of March,
2023.

PHILIP SCHNEIDER
Notary Public, State of Michigan
County of Oakland
My Commission Expires 11-04-2029
Acting in the County of WAYNE

NOTARY PUBLIC [Signature]
PHILIP SCHNEIDER

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 3/7, 2023

Grantee: Joseph Walsh

[Signature]
Signature of Grantee or Agent

Agent: Christian Fierro

Subscribed and sworn to before
Me by the said Agent Christian Fierro
This 7th day of March,
2023.

PHILIP SCHNEIDER
Notary Public, State of Michigan
County of Oakland
My Commission Expires 11-04-2029
Acting in the County of WAYNE

NOTARY PUBLIC [Signature]
PHILIP SCHNEIDER

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 70667017QC101010606