

# UNOFFICIAL COPY



Doc#: 1300829051 Fee: \$44.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/08/2013 01:06 PM Pg: 1 of 4

## QUITCLAIM DEED

**GRANTOR**, CURTIS E. EVANS AND DEBORAH W. EVANS, Trustees, under THE EVANS FAMILY TRUST dated May 4, 2010 (herein, "Grantor"), whose address is 3843 North Janssen Avenue, Unit 1, Chicago, IL 60613, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, CURTIS E. EVANS and DEBORAH W. EVANS, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 3843 North Janssen Avenue, Unit 1, Chicago, IL 60613, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 3843 North Janssen Avenue,  
Unit 1, Chicago, IL 60613

Permanent Index Number: 14-20-107-039-1001

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

To have and to hold said premises forever.

Dated this 24 day of December, 2012.

### When recorded return to:

CURTIS E. EVANS  
DEBORAH W. EVANS  
3843 NORTH JANSSEN AVENUE,  
UNIT 1  
CHICAGO, IL 60613

### Send subsequent tax bills to:

CURTIS E. EVANS  
DEBORAH W. EVANS  
3843 NORTH JANSSEN AVENUE,  
UNIT 1  
CHICAGO, IL 60613

### This instrument prepared by:

STEVEN A. WILLIAMS, ESQ.  
213 BRENTSHIRE DRIVE  
BRANDON, FL 33511

S  
P  
S  
SC  
INT

### REAL ESTATE TRANSFER

01/08/2013



CHICAGO: \$0.00  
CTA: \$0.00  
TOTAL: \$0.00

### REAL ESTATE TRANSFER

01/08/2013



COOK \$0.25  
ILLINOIS: \$0.50  
TOTAL: \$0.75

14-20-107-039-1001 | 20130101600554 | GXWJCA

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**GRANTOR**

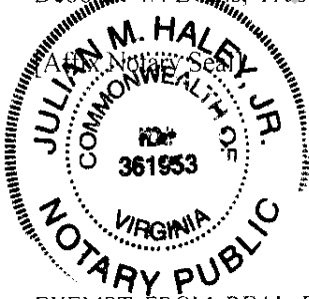
The Evans Family Trust dated May 4, 2010

Curtis E. Evans  
Curtis E. Evans, Trustee

Deborah W. Evans  
Deborah W. Evans, Trustee

STATE OF Virginia  
COUNTY OF Fairfax

This instrument was acknowledged before me on 24 December 2012, by Curtis E. Evans and Deborah W. Evans, Trustees, under The Evans Family Trust dated May 04, 2010.



Notary signature: [Signature]  
Printed name: Julian M. Haley, Jr.  
My commission expires: \_\_\_\_\_  
My Commission Expires 12/24/2012

EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

Amanda See  
Signature of Buyer/Seller/Representative  
Amanda See of Performance Title Inc.

12/24/2012  
Date

# UNOFFICIAL COPY

## EXHIBIT A

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN CONDOMINIUM SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS BEING KNOWN AND DESIGNATED AS UNIT 1, IN 3843 NORTH JANSSEN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 21, 2001, AS DOCUMENT 000881648, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Parcel ID: 14-20-107-039-1001

Commonly known as 3843 North Janssen Avenue, Unit 1, Chicago, IL 60613-2821

This property constitutes the homestead real property of grantor.

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.*

12-43854 (ds)


Property address: 3843 North Janssen Avenue, Unit 1, Chicago, IL 60613

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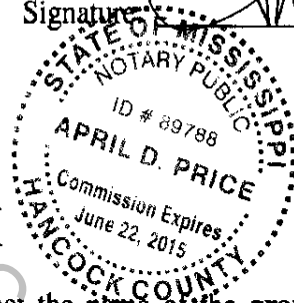
## STATEMENT BY GRANTOR AND GRANTEE

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 title to real estate under the laws of the State of Illinois.

Dated January 4, 2013

Signature   
\_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me  
By the said April D Price  
This \_\_\_\_\_, day of \_\_\_\_\_, 2013  
Notary Public April D Price

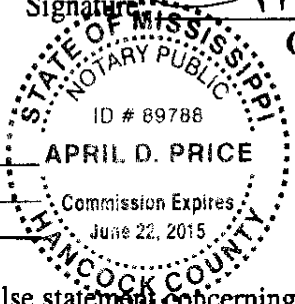


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date January 4, 2013

Signature   
\_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me  
By the said April D Price  
This \_\_\_\_\_, day of \_\_\_\_\_, 2013  
Notary Public April D Price



**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.)