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Doc#: 1424817018 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/05/2014 10:14 AM Pg: 1 of 5

QUITCLAIM DEED

GRANTOR, SCOTT PEDERSEN, a married man, joined by his spouse, TRACY LYN PEACOCK, and GARY R. FAULKNER, a single person (herein, "Grantor"), whose address is 1634 W. Diversey Pkwy., Unit A, Chicago, IL 60614, for and in consideration of Twelve Thousand and No/100 Dollars (\$12,000.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, SCOTT D. PEDERSEN, a married man (herein, "Grantee"), whose address is 1634 W. Diversey Pkwy., Unit A, Chicago, IL 60614, 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: 1634 W. Diversey Pkwy., Unit A, Chicago, IL 60614

Permanent Index Number: 14-30-225-040-1001

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.

To have and to hold said premises forever.

Dated this 22 day of August, 2014.

1403172IL/RT

Mail to:

1 of 3
Ravenswood Title Company LLC
319 W. Ontario Street
Suite 2N-A
Chicago, IL 60654

When recorded return to:
SCOTT D. PEDERSEN
1634 W. DIVERSEY PKWY., UNIT A
CHICAGO, IL 60614

Send subsequent tax bills to:
SCOTT D. PEDERSEN
1634 W. DIVERSEY PKWY., UNIT A
CHICAGO, IL 60614

This instrument prepared by:
STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

S Yes
P 500
S N
M N
SC Yes
E Yes
INT Yes

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GRANTOR

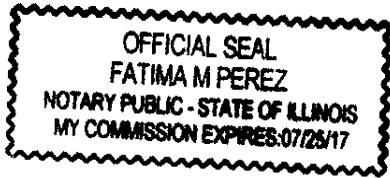
Scott Pedersen
Scott Pedersen

STATE OF IL
COUNTY OF COOK

This instrument was acknowledged before me on August 22, 2014, by Scott Pedersen.

[Affix Notary Seal]

Notary Signature: [Signature]
Printed name: Fatima M. Perez
My commission expires: 7/25/17



GRANTOR

[Signature]
Tracy Lyn Peacock

STATE OF IL
COUNTY OF COOK

This instrument was acknowledged before me on August 22, 2014, by Tracy Lyn Peacock.

[Affix Notary Seal]

Notary Signature: [Signature]
Printed name: Fatima M. Perez
My commission expires: 7/25/17

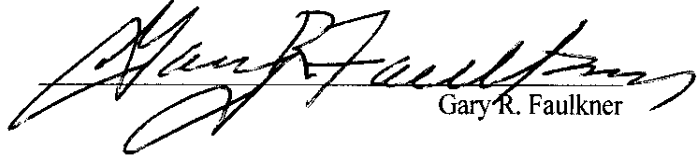


Exempt under Paragraph E Section 4 of the Illinois Real Estate Transfer Act.

Scott Pedersen
Scott Pedersen

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GRANTOR


Gary R. Faulkner

STATE OF IL
COUNTY OF COOK

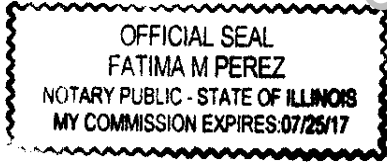
This instrument was acknowledged before me on August 20, 2014, by Gary R. Faulkner.

[Affix Notary Seal]

Notary Signature: 

Printed name: Fatima M. Perez

My commission expires: 7/25/17



Property of Cook County Clerk's Office

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EXHIBIT A

[Legal Description]

PARCEL 1:

UNIT NO. A IN 1634 WEST DIVERSEY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 25 FEET OF LOT 4 IN SUBDIVISION BY CIRCUIT COURT PARTITION OF THE SOUTH 5 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 90621114 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 90621114.

This property is NOT 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, a title search, 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. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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: August 22, 2014

Signature: Scott D. Pedersen
Grantor or Agent

Subscribed and sworn to before me by the said Scott D. Pedersen this 22 day of August, 2014.

Notary Public [Signature]



The grantee or his/her agent affirms that, to the best of his/her 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: August 22, 2014

Signature: Scott D. Pedersen
Grantee or Agent

Subscribed and sworn to before me by the said Scott D. Pedersen this 22 day of August, 2014.

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 ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Act.)