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Doc#: 1534308360 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/09/2015 01:22 PM Pg: 1 of 4

Dec ID 20151101646517
ST/CO Stamp 0-962-975-808
City Stamp 0-191-395-904

QUITCLAIM DEED

GRANTOR, JOHN K. BRADBURN, a married man, joined by his spouse, ASHLEY BRADBURN (herein, "Grantor"), whose address is 3228 N. Sheffield Ave., Unit 2, Chicago, IL 60657, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, JOHN BRADBURN and ASHLEY BRADBURN, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 3228 N. Sheffield Ave., Unit 2, Chicago, IL 60657, 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: 3228 N. Sheffield Ave., Unit 2,
Chicago, IL 60657

Permanent Index Number: 14-20-424-048-1002,
14-20-424-048-1005 &
14-20-424-048-1008

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.

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 10th day of November, 2015

1514974311a
Ravenswood Title Company LLC
319 W. Ontario Street
Suite 2N-A
Chicago, IL 60654

When recorded return to:

JOHN BRADBURN
ASHLEY BRADBURN
3228 N. SHEFFIELD AVE., UNIT 2
CHICAGO, IL 60657

Send subsequent tax bills to:

JOHN BRADBURN
ASHLEY BRADBURN
3228 N. SHEFFIELD AVE., UNIT 2
CHICAGO, IL 60657

This instrument prepared by:

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

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GRANTOR

John Bradburn
John K. Bradburn

STATE OF IL
COUNTY OF Cook

This instrument was acknowledged before me on 11/10/15, by John K. Bradburn.

[Affix Notary Seal]

Notary Signature: [Signature]
Printed name: Michael Curtin
My commission expires: 10/24/18



GRANTOR

Ashley Bradburn
Ashley Bradburn

STATE OF IL
COUNTY OF Cook

This instrument was acknowledged before me on 11/10/15, by Ashley Bradburn.

[Affix Notary Seal]

Notary Signature: [Signature]
Printed name: Michael Curtin
My commission expires: 10/24/18



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

Ashley Bradburn
Signature of Buyer/Seller/Representative

11/10/15
Date

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EXHIBIT A

[Legal Description]

UNIT 2 AND UNITS P-1 AND P-4 IN THE 3228 NORTH SHEFFIELD CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE:

LOT 36 IN BLOCKS IN BAXTER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 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 DECLARATIONS OF CONDOMINIUM, AS MAY BE AMENDED FROM TIME TO TIME, RECORDED JUNE 14, 2004 AS DOCUMENT NUMBER 0416618147, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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.

