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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 (hareia "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 PERETO.

Property Address: 3228 N. Sheftie'd 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 an 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 1 day of November, 2015

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 Duella
John K. Bradburn
STATE OF
COUNTY OF COOK
This instrument was acknowledged before me on
[Affix Notary Seal] Notary Signature: Printed name: Mchail Cuffin
"OFFICIAL SEAL" My commission expires: (6/24/18) Michael Cartin
Notary Public, State of Illinois My Commission Expires October 24, 2018 GRANTOR
Call a B
Ashley Bradburn
STATE OF COUNTY OF
This instrument was acknowledged before me on
[Affix Notary Seal] Notary Signature:
Printed name: W.C.W. Cort. h My commission expires: LC/24/18
Wichael Curtin
Notary Public, State of Illinois 6 bly Commission Expires October 24, 2018
EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) ACTUAL CONSIDERATION LESS THAN \$100
ACTUAL CONSIDERATION LESS THAN \$190
askey Bu 11/10/15
Signature of Buyer Seller/Representative 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 'S 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 opinior 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 are any have been calculated nor has the preparer verified the legal existence or authority of any person who may have evecuted the document. Preparer shall not be liable for any consequences arising from modifications to this document or approved by preparer.

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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 ILLINOIS.

Subscribed and sworn to before me by the said this 10(th) day of 100 leuter, 2015.

Notary Public Michael Curtin

THE GRANTEE OR HIS AGENT AFFIRMS AND VENIFIES THAT THE NAME OF THE GRANTEES SHOWN ON THE DEED OR ASSIGNMENT OF BENEFIC'AL 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, 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: ((10/2015

SIGNATURE

UKE WAN

Notary Public, State of Illinois My Commission Expires October 24, 2018

Subscribed and sworn to before

me by the said

this 10 (th) day of //W/Wor. 201

Notary Public

Michael Curtin
Notary Public, State of Illinois
My Commission Espires October 24, 2018

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.