



Doc#: 1601515010 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/15/2016 09:37 AM Pg: 1 of 4

QUITCLAIM DEED

GRANTOR, JOHN W. SIMON and REBECCA SIMON, husband and wife (herein, "Grantor"), whose address is 2219 Westover Avenue, North Riverside, IL 60546, 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 W. SIMON, a married man (herein, "Grantee"), whose address is 2219 Westover Avenue, North Riverside, IL 60546, 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: 2219 Westover Avenue, North Riverside, IL 60546

Permanent Index Number: 15-25-104-041-0000

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 5th day of Jan., 20 16

When recorded return to:
JOHN W. SIMON
2219 WESTOVER AVENUE
NORTH RIVERSIDE, IL 60546

Send subsequent tax bills to:
JOHN W. SIMON
2219 WESTOVER AVENUE
NORTH RIVERSIDE, IL 60546

This instrument prepared by:
LEILA L. HALE, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

Equity National Title
50 Jordan Street, Suite 100
East Providence, RI 02914

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UNOFFICIAL COPY

GRANTOR

John W. Simon

John W. Simon

STATE OF ILLINOIS
COUNTY OF COOK

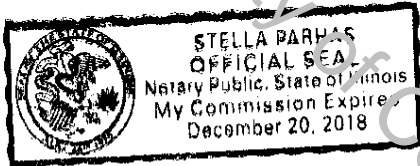
This instrument was acknowledged before me on 5th day Jan. 2016, by John W. Simon.

[Affix Notary Seal]

Notary Signature: *Stella Parhas*

Printed name: Stella Parhas

My commission expires: Dec. 20, 2018



GRANTOR

Rebecca Simon

Rebecca Simon

STATE OF ILLINOIS
COUNTY OF COOK

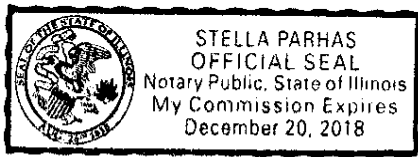
This instrument was acknowledged before me on 5th day Jan. 2016, by Rebecca Simon.

[Affix Notary Seal]

Notary Signature: *Stella Parhas*

Printed name: Stella Parhas

My commission expires: Dec. 20, 2018



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

John W. Simon

Signature of Buyer/Seller/Representative

1-5-16

Date

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EXHIBIT A

[Legal Description]

The following described real estate, situated in the County of Cook in the State of Illinois, to wit:

LOT 7 IN BLOCK 5 IN RESUBDIVISION OF SUNDRY LOTS IN BLOCKS 3, 4, AND 5 IN WALTER G. MCINTOSH AND COMPANY'S 22ND STREET ADDITION BEING A SUBDIVISION OF THAT PART OF THE NORTH 100 ACRES OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED MAY 15, 1952 AS DOCUMENT NUMBER 15343095, LYING NORTH OF THE CHICAGO, MADISON AND NORTHERN RAILROAD IN COOK COUNTY, ILLINOIS.

This property is 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

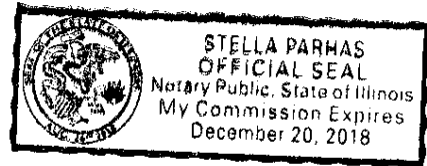
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: Jan 5, 2016

Signature: *Rebecca Simon*
Grantor or Agent

Subscribed and sworn to before me by the said Rebecca Simon this 5th day of January, 2016.

Notary Public *Stella Parkas*
Stella Parkas



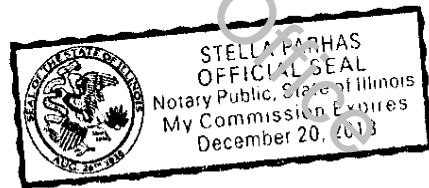
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: Jan 5, 2016

Signature: *John W. Simon*
Grantee or Agent

Subscribed and sworn to before me by the said John W. Simon this 5th day of January, 2016.

Notary Public *Stella Parkas*
Stella Parkas



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.)