

# UNOFFICIAL COPY

AFTER RECORDING RETURN TO:  
BCHH INC  
1000 CLIFF MINE RD STE 500  
PITTSBURGH, PA 15001  
File No. 15030278



Doc#: 1605013046 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/19/2016 02:42 PM Pg: 1 of 5

MAIL TAX STATEMENTS TO:  
**RODERICK B. MORTIMER AND CINDI GANZEL**  
5235 N LIANO LN,  
CHICAGO, IL 60630

Tax ID No.: 13-09-132-015-0000

## QUIT CLAIM DEED

THIS DEED made and entered into on this 30<sup>th</sup> day of October, 2015, by and between **RODERICK B. MORTIMER, A MARRIED MAN, WHO ACQUIRED TITLE AS SINGLE, JOINED BY HIS SPOUSE, CINDI GANZEL**, a mailing address of 5235 N LIANO LN., CHICAGO, IL 60630, hereinafter referred to as Grantor(s) and **RODERICK B. MORTIMER AND CINDI GANZEL, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, a mailing address of 5235 N LIANO LN., CHICAGO, IL 60630, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in COOK County, ILLINOIS:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 5235 N LIANO LN., CHICAGO, IL 60630

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: DOCUMENT NUMBER 0712826131, Recorded: 05/08/2007

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

AFFIX TRANSFER TAX STAMP  
OR  
"Exempt under provisions of Paragraph e"  
Section 3-145; Real Estate Transfer Tax Act

Date


Signature of Buyer, Seller or Representative

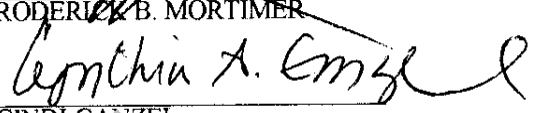
RUSTO



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Tax ID No.: 13-09-132-015-0000

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

  
 \_\_\_\_\_  
 RODERICK B. MORTIMER

  
 \_\_\_\_\_  
 CINDI GANZEL

REAL ESTATE TRANSFER TAX		19-Feb-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-09-132-015-0000   20160201669398   0-718-613-056		

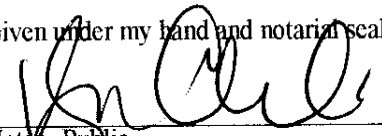
REAL ESTATE TRANSFER TAX		19-Feb-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-09-132-015-0000   20160201669398   1-691-494-976		

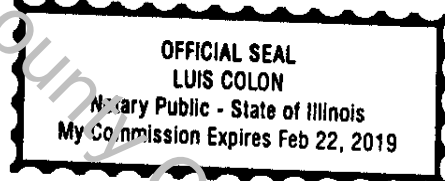
\* Total does not include any applicable penalty or interest due.

STATE OF Illinois  
COUNTY OF Cook

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Roderick B. Mortimer is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 30 day of October, 2015

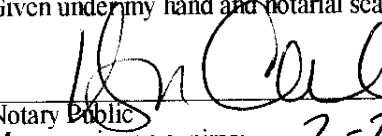
  
 \_\_\_\_\_  
 Notary Public  
 My commission expires: 2-22-19

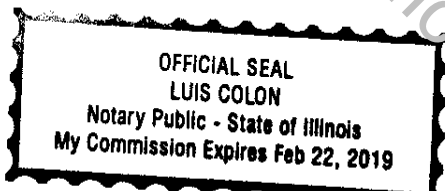


STATE OF Illinois  
COUNTY OF Cook

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Cynthia A. Ganzel is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 30 day of October, 2015

  
 \_\_\_\_\_  
 Notary Public  
 My commission expires: 2-22-19



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

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MUNICIPAL TRANSFER STAMP (If Required) COOK COUNTY/ILLINOIS TRANSFER STAMP

Name & Address of Preparer:  
ANNA PITTMAN, ESQ.  
8940 MAIN STREET  
CLARENCE, NY 14031  
716-634-3405

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

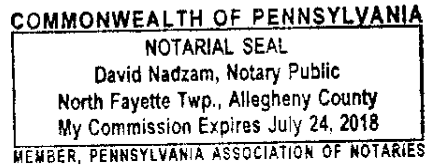
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 December 8, 2015

Signature: Heather Hughes  
Grantor or Agent

Subscribed and sworn to before me

By the said Heather Hughes  
This 8th day of December, 2015



[Signature]  
Notary Public  
My commission expires: July 24, 2018

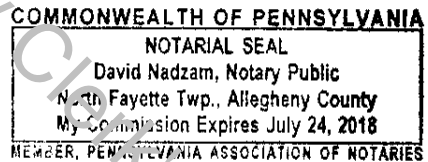
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated December 8, 2015

Signature: Heather Hughes  
Grantee, or Agent

Subscribed and sworn to before me

By the said Heather Hughes  
This 8th day of December, 2015



[Signature]  
Notary Public  
My commission expires: July 24, 2018

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.)

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EXHIBIT A  
LEGAL DESCRIPTION

LOT 39 IN KINSAY'S JEFFERSON PARK SUBDIVISION NO. 2. BEING A RESUBDIVISION OF LOTS 1 AND 2 IN SUBDIVISION 8 IN THE SUBDIVISION BY THE EXECUTRIX AND EXECUTORS OF THE ESTATE OF SARAH ANDERSON DECEASED OF THE SOUTHEAST 1/2 OF THE NORTHWEST FRACTIONAL 1/4 (NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2006 (SECOND INSTALLMENT), COVENANTS, CONDITIONS AND RESTRICTIONS (IF ANY) OF RECORD.

PARCEL ID NO: 13-09-132-015-0000

PROPERTY COMMONLY KNOWN AS: 5235 N LIANO LN., CHICAGO, IL 60630

Property of Cook County Clerk's Office