



Doc#: 1620055001 Fee: \$48.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/18/2016 08:43 AM Pg: 1 of 6

Doc#: 1330522083 Fee: \$44.00  
RHSP Fee: \$9.00 APRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/01/2013 03:33 PM Pg: 1 of 4

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NOV 13 2016

\*All Recording to attach legal description

Commitment Number: N01131226

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,  
3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording, Return To:



Mail Tax Statements To: LEAH E. HAMILTON:  
5520 N. MAGNOLIA AVENUE, CHICAGO, IL 60640

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**14-085-105-026-0000**

**QUITCLAIM DEED**

LEAH E. HAMILTON, AS TRUSTEE UNDER THE LEAH E. HAMILTON LIVING TRUST DATED NOVEMBER 15, 2001, hereinafter grantor, of Cook County, Illinois, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grants and quitclaims to LEAH E. HAMILTON, DIVORCED AND NOT SINCE REMARRIED, hereinafter grantee, whose tax mailing address is 5520 N. MAGNOLIA AVENUE, CHICAGO, IL 60640, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**SEE ATTACHED EXHIBIT A**

**Property Address is: 5520 N. MAGNOLIA AVENUE, CHICAGO, IL 60640**

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

City of Chicago  
Dept. of Finance  
655322



Real Estate  
Transfer  
Stamp

\$0.00

11/1/2013 14:37  
dr00198

Batch 7,266,157

**Near North National Title**  
222 N. LaSalle  
Chicago, IL 60601

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# UNOFFICIAL COPY

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: \_\_\_\_\_

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Executed by the undersigned on 10-25, 2013:

Leah Hamilton

**LEAH E. HAMILTON, TRUSTEE**

STATE OF Ill

COUNTY OF Cook

The foregoing instrument was acknowledged before me on 10-25-13, 2013 by **LEAH E. HAMILTON, TRUSTEE** who is personally known to me or has produced \_\_\_\_\_ as identification, and furthermore, the aforementioned person has acknowledged that her signature was her free and voluntary act for the purposes set forth in this instrument.



Kathleen S. Salemi  
Notary Public

**MUNICIPAL TRANSFER STAMP  
(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)**

EXEMPT under provisions of Paragraph E Section 31-45, Property Tax Code.

Date: 10-25-13

Leah Hamilton  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

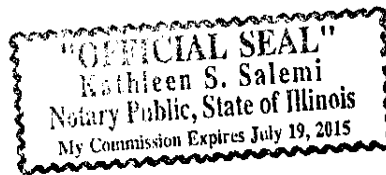
# UNOFFICIAL COPY

## 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 land trust is either a natural person, and 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 10-25, 2013

Leah E Hamilton  
Signature of Grantor or Agent



Subscribed and sworn to before  
Me by the said Leah E Hamilton  
this 25 day of October,  
2013.

NOTARY PUBLIC Kathleen S Salemi

The Grantee or 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 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.

Date 10-25, 2013

Leah E Hamilton  
Signature of Grantee or Agent



Subscribed and sworn to before  
Me by the said Leah E Hamilton  
This 25 day of October,  
2013.

NOTARY PUBLIC Kathleen S Salemi

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

# UNOFFICIAL COPY

Property of Cook County

Clerk's Office

I CERTIFY THAT THIS  
IS A TRUE AND CORRECT COPY

OF DOCUMENT # 1330522083

JUN 22 16

RECORDED & INDEXED  
COOK COUNTY

# UNOFFICIAL COPY

Exhibit "A"

## PROPERTY DESCRIPTION

Property commonly known as:  
5520 N. MAGNOLIA AVE.  
Chicago, IL 60640  
Cook County

The land referred to in this Commitment is described as follows:

THE SOUTH 1/2 OF LOT 15 AND ALL OF LOT 16 AND THE NORTH 1/2 OF LOT 17 IN BLOCK 2 IN COCHRAN'S THIRD ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.