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Doc#: 1625019127 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/06/2016 02:46 PM Pg: 1 of 5

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

[Signature]
Emily McClellan

Prepared By: Deeds on Demand, PC, 5029 Corporate Woods Drive, Ste 225-A, Virginia Beach, VA 23462

Mail Tax Statement to: 3503 S. Western Boulevard, Chicago, IL 60609

Return to: Servicelink-Nationstar, 4000 Industrial Blvd, Aliquippa, PA 15001. 27550918

Tax Parcel No.: 17-31-300-002-0000

QUITCLAIM DEED

SCOTT TYLER and MARCIA TYLER, husband and wife, and PATRICK TWIST, single, whose mailing address is 3503 S. Western Boulevard, Chicago, IL 60609 (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, does hereby CONVEY and QUITCLAIM unto SCOTT TYLER and MARCIA TYLER, husband and wife, not as joint tenants or tenants in common but by tenants by the entireties with rights of survivorship, whose address is 3503 S. Western Boulevard, Chicago, IL 60609, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

¹⁶²²³⁻⁴⁴
BOX 162

All that parcel of land in Cook County, State of Illinois, as more fully described in Deed Doc # 0729957108, ID# 17-31-300-002, being known and designated as:

Lots 2 and 3, in the Subdivision of Lots 12 to 31, inclusive in Weston's Subdivision of Block 1, of James H. Ree's Subdivision of the Northwest 1/4 of the Southwest 1/4 of Section 31, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. Order # 28561

[Signature]

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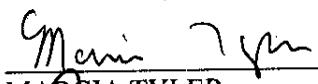
By fee simple deed from Scott Tyler, married to Marcia Tyler, as set forth in Doc # 0729957108 dated 10/18/2007 and recorded 10/26/2007, Office of the County Recorder of Cook County, State of Illinois.

Property Address: 3503 S. Western Boulevard, Chicago, IL 60609.


This conveyance made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.



IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 9 day Oct 9, 2013.


 _____ (Seal)
 SCOTT TYLER


 _____ (Seal)
 MARCIA TYLER


 _____ (Seal)
 PATRICK TWIST

| REAL ESTATE TRANSFER TAX | | 07-Sep-2016 |
|---|---------------|---------------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |
| 17-31-300-002-0000 20160301683146 1-527-159-816 | | |
| * Total does not include any applicable penalty or interest due. | | |

| REAL ESTATE TRANSFER TAX | | 07-Sep-2016 |
|---|---------------|-------------|
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |
| 17-31-300-002-0000 20160301683146 0-854-485-824 | | |

STATE OF ILLINOIS }
 COUNTY OF Cook } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, SCOTT TYLER, is personally known to me to be the same person whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, for the purposes therein set forth.

Prepared by Deeds on Demand, PC

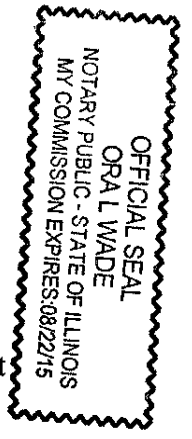
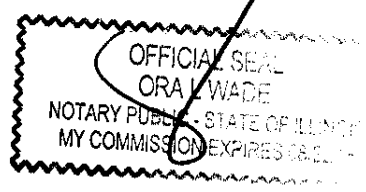
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 28561**

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Given under my hand and notarial seal, this day of Oct 9, 2013.

[Signature]
Notary Public
My Commission expires: 8/22/15



This copy is provided by the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph e Section 4, Real Estate Transfer Act

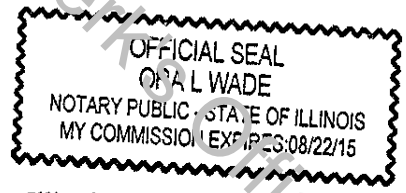
Date: 3/24/14
Signature of Grantor: [Signature]
SCOTT TYLER

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, MARCIA TYLER, is personally known to me to be the same person whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of Oct 9, 2013.

[Signature]
Notary Public
My Commission expires: 8/22/15



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Exempt under provisions of Paragraph e Section 4, Real Estate Transfer Act

Date:

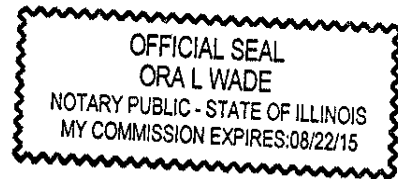
Signature of Grantor: Marcia Tyler
MARCIA TYLER

STATE OF ILLINOIS }
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, PATRICK TWIST, is personally known to me to be the same person whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of Oct 9, 2013.

[Signature]
Notary Public
My Commission expires: 8/22/15



This copy is provided by the Recorder for use in COOK County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph e Section 4, Real Estate Transfer Act

Date:

Signature of Grantor: Patrick Twist
PATRICK TWIST

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.

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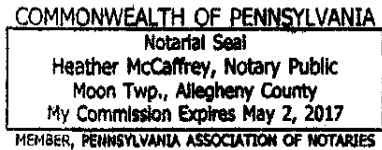
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 11-27-2013, 20 13 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before
Me by the said TEKKI BURKERT
this 27th day of November,
20 13.

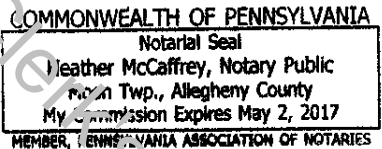


NOTARY PUBLIC [Signature]

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 11-27, 20 13 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
Me by the said TEKKI BURKERT
This 27th day of November,
20 13.



NOTARY PUBLIC [Signature]

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.)