### **UNOFFICIAL COPY**



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 rrovisions of Paragraph E, Section 31-45 Property Tax Code

Emily McClellan

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

Mail Tax Statement to, 3562 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, his shand and wife, and PATRICK TWIST, single, whose mailing address is 3503 S. Western Bornevard, 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 tenents 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:

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 <a href="https://www.deedsondemand.com/terms-of-service.aspx">www.deedsondemand.com/terms-of-service.aspx</a>), 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** 

----

5 \$p15

1625019127 Page: 2 of 5

### **UNOFFICIAL COPY**

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.

COUNTY OF \_

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, rule, or regulations, as amended.

IN WITNES: V/HEREOF, this deed was executed by the Grantor, this the REAL ESTATE TRANSFER TAX 07-Sep-2016 0.00 CHICAGO: 0.00 CTA: 0.00 \* (Seal) TOTAL: 17-31-300-002-0000 | 20160301683146 | 1-527-159-616 \* Total does not include any applicable penalty or interest due. **REAL ESTATE TRANSFER TAX** 07-Sep-2016 COUNTY: 0.00 (Seal) ILLINOIS: 0.00 TOTAL: 0.00 31-300-002-0000 20160301683146 | 0-854-485-824 STATE OF ILLINOIS

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 <a href="https://www.deedsondemand.com/terms-of-service.aspx">www.deedsondemand.com/terms-of-service.aspx</a>), 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** 

1625019127 Page: 3 of 5

## **UNOFFICIAL COPY**

Notary Public  Notary Public  My Commission expires:  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  Section 4, Real Estate Transfer Act  Date:  3 24 15  Signature of Grantor:  SCOTT TYLER  STATE OF ILLDOIS  COUNTY OF  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 spid instrument as her free and voluntary act, for the purposes therein set forth.  Given under my hand and notarial seal, this day of  OFFICIAL SEAL  NOTARY PUBLIC STATE OF ILLINOIS  MY COMMISSION EXPRESSION  OFFICIAL SEAL  NOTARY PUBLIC STATE OF ILLINOIS  MY COMMISSION EXPRESSION  MY COMMISSION EXPRESSION  This copy is provided by the Recorder for use in Cook County. Illinois A legal opinion is  COMMISSION EXPRESSION  OFFICIAL SEAL  NOTARY PUBLIC STATE OF ILLINOIS  MY COMMISSION EXPRESSION  A legal opinion is  CRAY WADE  NOTARY PUBLIC STATE OF ILLINOIS  MY COMMISSION EXPRESSION  This copy is provided by the Recorder for use in Cook County. Illinois A legal opinion is  COMMISSION EXPRESSION.	Given under my hand and notarial seal, this day of	$\int \mathcal{L} q = 0$
Exempt under provisions of Paragraph  Exempt under Section 4, Real Estate Transfer Act  Scottin 4, Real Esta	Notary Public	ORA WADE
Date: 3 24 11 Signature of Grantor: SCOTT TYLER  STATE OF ILLINOIS COUNTY OF SCOTT TYLER  STATE OF ILLINOIS COUNTY OF SCOTT TYLER  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 STATE OF ILLINOIS MY COMMISSION EXF. PS.308/22/15	recommended prior to taking final action with this deed. (	unty, Illinois. A legal opinion is Changes in ownership may have tax,
Date: 3 24 10 Signature of Grantor: SCOTT TYLER  STATE OF ILLIPOIS COUNTY OF DO COU	Exempt under provisions of Paragraph	Section 4, Real Estate Transfer Act
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  OFFICIAL SEAL	Signature of Grantor:	<b>.</b>
Notary Public  My Commission expires:  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.  OFFICIAL SEAL  OFAL WADE  NOTARY PUBLIC - STATE OF ILLINOIS  MY COMMISSION EXF. PES:08/22/15	STATE OF ILLINOIS COUNTY OF 600 COUNTY OF 60	
Notary Public  My Commission expires: 8 2215  OFFICIAL SEAL OFFA L WADE NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXP. PES:08/22/15	name(s) is subscribed to the foregoing instrument, appeare acknowledged that she signed, sealed and delivered said in	to me to be the same person whose d before me this day in person, and
My Commission expires: 8 2015  MY COMMISSION EXP.PTS:08/22/15	and Carlos	OFFICIAL SEAL
O( J=11 )		NOTARY PUBLIC AND SEASON HARMAN
	3, 3	3:08/22/15

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.

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 <a href="https://www.deedsondemand.com/terms-of-service.aspx">www.deedsondemand.com/terms-of-service.aspx</a>), 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** 

1625019127 Page: 4 of 5

# **UNOFFICIAL COPY**

Exempt under provisions of Paragraph	Section 4, Real Estate Transfer Act
Date: Signature of Grantor:   Marcia Tyler	
STATE OF ILLPHOIS } COUNTY OF } ss:  I, the undersigned, a Notary Public in and of said County,	in the State of an 11 DO MADERNA
name(s) is subscribed to the foregoing instrument, appeare acknowledged that she signed, sealed and delivered said in for the purposes therein set forth.	n to me to be the same person whose
Given under my hand and notarial seal, this day of	OFFICIAL SEAL ORA L WADE NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:08/22/15
My Commission expires: Sold 15  This copy is provided by the Recorder for use in COOK Corecommended prior to taking final action with this deed. Cinheritance and other legal ramifications.	ounty, Illinois. A legal opinion is hanges in ownership may have tax,
Date: Signature of Grantor: PATRICK TWIST	_ Section 4 Real Estate Transfer Act

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 <a href="https://www.deedsondemand.com/terms-of-service.aspx">www.deedsondemand.com/terms-of-service.aspx</a>), 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

1625019127 Page: 5 of 5

# **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 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 1.	3 Signature: Du Luct
	Grantor or Agent
Subscribed and sworn to before	
Me by the said Texti Burkert	COMMONWEALTH OF PENNSYLVANIA Notarial Seai
this 7th day of Nivember,	Heather McCaffrey, Notary Public
20 13	Moon Twp., Allegheny County
20_13	My Commission Expires May 2, 2017  MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES
NOTARY PUBLIC What had My	HUY
The Grantee or his agent affirms and verifies th	at the name of the grantee shown on the deed or
assignment of heneficial interest in a land trust is	s either a natural person, an Illinois corporation or
foreign correction authorized to de house as	s citater a matural person, an inmoss corporation of
roleigh corporation authorized to do business or	acquire and hold title to real estate in Illinois a
	gnized 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 $1/-27$ , $20/3$	Signature: In But
	Grantee or Agent
Subscribed and sworn to before	COMMONWEET TO OF DESIGNATION
Me by the said Tekki Burkert	COMMONWEALTH OF PENNSYLVANIA  Notarial Seal
This 27th day of November,	Fleather McCaffrey, Notary Public
20 13.	My Commission Expires May 2, 2017
20_19.	MEMBER, I ENNS' L'ANIA ASSOCIATION OF NOTARIES
NOTARY PUBLIC Western Mile	Mr.
NOTART TODLIC TYRECTION 17 CG	
· ·	

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.)