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Doc#: 1703115015 Fee: \$58.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/31/2017 09:40 AM Pg: 1 of 6

Dec ID 20170101607492
ST/CO Stamp 1-683-012-800
City Stamp 0-846-642-368

QUITCLAIM DEED 1617540 IL

GRANTOR, JAMES S. WALSH and JERI A. WALSH, husband and wife, and KEVIN WALSH, a single person (herein, "Grantor"), whose address is 4150 N. Bell Ave., Chicago, IL 60618, for consideration paid, CONVEYS AND QUITCLAIMS to GRANTEE. JAMES S. WALSH and JERI A. WALSH, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 4150 N. Bell Ave., Chicago, IL 60618, 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: 4150 N. Bell Ave., Chicago, IL 60618

Permanent Index Number: 14-18-317-02-0000

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 10 day of Dec, 2014.

When recorded return to:

JAMES S. WALSH
JERI A. WALSH
4150 N. BELL AVE.
CHICAGO, IL 60618

Send subsequent tax bills to:

JAMES S. WALSH
JERI A. WALSH
4150 N. BELL AVE.
CHICAGO, IL 60618

This instrument prepared by:

LEILA L. HALE, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

Ravenwood Realty LLC
319 W. Ontario Street
Suite 2N-A
Chicago, IL 60654

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GRANTOR

Kevin Walsh
KEVIN WALSH

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on 20 Dec 2014, by KEVIN WALSH.

[Affix Notary Seal]

Notary Signature: *Rogelio Gibran Alvarez*

Printed name: Rogelio Gibran Alvarez

My commission expires: 10-24-20



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

Signature of Buyer/Seller/Representative

Date

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

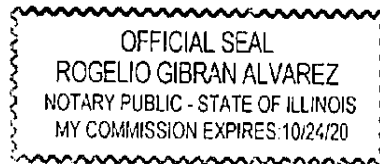
THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE 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 ILLINOIS.

Dated 20 DEC 2014

SIGNATURE [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said LEVIN WELSH this 20 (th) day of DEC, 2014

Notary Public [Signature]



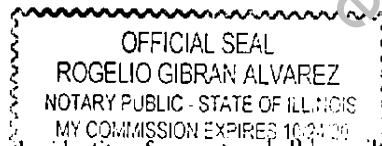
THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, OR OTHER 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.

Dated: 20 DEC 2014

SIGNATURE [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said JAMES WELSH this 20 (th) day of DEC, 2014

Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

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GRANTOR

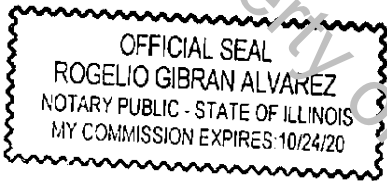
James Walsh
JAMES S. WALSH

STATE OF Illinois
COUNTY OF Will

This instrument was acknowledged before me on 20 Dec 16 by JAMES S. WALSH.

[Affix Notary Seal]

Notary Signature: [Signature]
Printed name: ROGELIO GIBRAN ALVAREZ
My commission expires: _____



GRANTOR

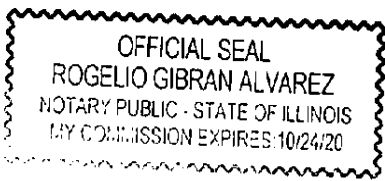
Jeri Walsh
JERI A. WALSH

STATE OF ILLINOIS
COUNTY OF Will

This instrument was acknowledged before me on 20 Dec 16 by JERI A. WALSH.

[Affix Notary Seal]

Notary Signature: [Signature]
Printed name: ROGELIO GIBRAN ALVAREZ
My commission expires: _____



Property of Cook County Clerk's Office

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EXHIBIT A

[Legal Description]

LOT 382 IN RUDOLPHS SUBDIVISION OF BLOCKS 6 AND 7 IN W. D. OGDENS SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property is NOT 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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COMPLETION INSTRUCTIONS

1. The deed must be signed in the presence of a notary public.
2. The notary public must sign, affix the notary seal and indicate date commission expires. If the notary seal does not reference the notary name, the name of the notary must be printed, typed or stamped below the notary signature.
3. If signature is on behalf of a **corporation**, the signature should be by the president or vice president, otherwise original, notarized corporate resolutions authorizing signature by another officer or agent must be recorded with the deed.

TRANSFER FORMS

The following must be submitted with the deed for recording or completed online:

Illinois Real Estate Transfer Declaration Form PTAX-203 must be submitted with the deed for recording IF a transfer tax is due. If no tax due and exemption shown on face of deed, the Form PTAX-203 need not be submitted.

As an alternative to the paper form, you may use the online form creation application at www.revenue.state.il.us/RETD. For property in select counties, you may complete and submit the transfer declaration online at <https://mytax.illinois.gov/mydec/>.

For property located in the City of Chicago, the Real Estate Transfer Declaration, water certificate application and related forms are required to be completed and submitted online at <https://mytax.illinois.gov/mydec/>.

ESTIMATE OF RECORDING COST / TRANSFER TAX

Transfer tax:	\$ 0.00
Recording cost:	\$ 56.25

Please note that the above is an estimate of the recording cost and/or transfer tax based upon limited information regarding the transaction. Though TurboDeed may assist in identifying a transfer tax obligation and/or applicable exemption, we cannot guarantee the tax consequences of a transfer as such determination is outside the scope of our work and may depend on a number of factors not made available to us. Any information provided herein regarding transfer tax and recording costs should be considered an advisory estimate only.