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Doc#. 1706939093 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/10/2017 10:36 AM Pg: 1 of 3

TRUSTEE'S QUIT CLAIM DEED

Dec ID 20170301621565
ST/CO Stamp 0-666-069-696
City Stamp 0-974-342-848

1621587 IL RWT

THE GRANTOR, Teena M. Flanner, as trustee of the Teena M. Flanner Revocable Trust dated September 20, 2012, of the Village of Elm Grove, County of Waukesha, State of Wisconsin, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, **CONVEYS and QUITCLAIMS** to Teena M. Flanner and Susannah E. Flanner, of 820 Kurtis Drive, Elm Grove, Wisconsin 53122, not as tenants in common, but as joint tenants with the right of survivorship, all right, title, and interest in and to the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LOT 10 IN BLOCK 1 IN SNOWHOOK'S SUBDIVISION IS THE NORTH HALF OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1884 IN DOCUMENT NUMBER 569245, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record; building lines and easements, if any; general real estate taxes for the year 2016 and thereafter.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 13-36-200-007-0000

Address of Real Estate: 2741 West Fullerton Avenue, Chicago, Illinois 60647-3015

Dated this 22 day of February, 2017

Teena M. Flanner Revocable Trust u/t/a dated 09/20/2012

By: Teena M. Flanner
Teena M. Flanner, Trustee

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STATE OF WISCONSIN, COUNTY OF WAUKESHA} SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Teena M. Flanner is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 22nd day of February, 2017.



Linda de la Mora

Notary Public

Exempt
Exempt under Real Estate Transfer Tax Law
35 ILCS 200/31-45 Sub. Par. (e) and
Cook County Real Property Ord. Par. E

Teena M. Flanner
Signature of Grantor, Grantee or Agent 2-22-2017
Date

Prepared by:

~~Michel Winkelstein
Rothman Law Group
135 S. LaSalle Street Suite 2810
Chicago, IL 60603
(312) 578-0900~~

**MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
319 W. ONTARIO ST. #200
CHICAGO, IL 60654**

Mail to:

Linda de la Mora
von Briesen & Roper, s.c.
15255 Watertown Plank Road
Elm Grove, WI 53122

Name and Address of Taxpayer:

Teena M. Flanner
820 Kurtis Drive
Elm Grove, WI 53122

Property of Cook County Clerk's Office

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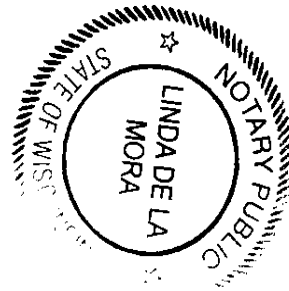
STATEMENT BY GRANTOR AND GRANTEE

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 of Illinois.

Date: February 22, 2017

Signature: *Linda M. Mora*
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID *Linda M. Mora*
THIS 22 DAY OF FEBRUARY,
20 17
NOTARY PUBLIC *Linda de Olla*

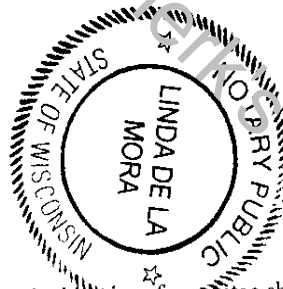


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date: February 22, 2017

Signature: *Linda M. Mora*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID *Linda M. Mora*
THIS 22 DAY OF FEBRUARY,
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NOTARY PUBLIC *Linda de Olla*



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 a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]