

# UNOFFICIAL COPY

**After Recording Return to:**

Title Source, Inc.  
662 Woodward Avenue  
Detroit, MI 48226

**Order Number:**

62700230

**Instrument Prepared by:**

Kimberly Vereb, Esq.  
1174 Red Dunes Run  
Avon, IN 46123  
IL Bar ID No. 6144816

**Mail Tax Statement To:**

Stephen McMahon  
3421 W. 116th Street,  
Chicago, IL 60655

**Tax Parcel ID#**

24-23-405-014-0000,  
24-23-405-015-0000

Record 3rd  
80665906

62700230-3955-778

## QUITCLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: Stephen McMahon, date 03/08/17  
STEPHEN MCMAHON

Dated this 8TH day of MARCH, 2017 WITNESSETH, that, **STEPHEN MCMAHON**, an unmarried man, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto **STEPHEN MCMAHON, as Trustee or his Successor, of THE STEPHEN E. MCMAHON LIVING TRUST dated June 10, 2008**, residing at 3421 W. 116th Street, Chicago, IL 60655, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 3421 W. 116th Street, Chicago, IL 60655, and legally described as follows, to wit:

The following described property:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Assessor's Parcel No: 24-23-405-014-0000, 24-23-405-015-0000

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

When Recorded Return To:  
Indecomm Global Services  
As Recording Agent Only  
1260 Energy Lane  
St. Paul, MN 55108

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In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

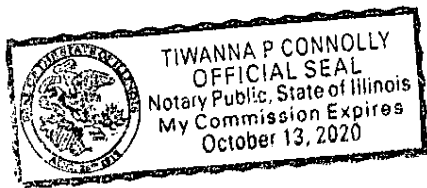
IN TESTIMONY WHEREOF, WITNESS the signature of the GRANTOR on the date first written above.

By: *Stephen McMahon*  
STEPHEN MCMAHON

STATE OF ILLINOIS )  
 )  
COUNTY OF COOK ) ss.

I, TIWANNA P CONNOLLY, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that STEPHEN MCMAHON, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 official seal this 8<sup>TH</sup> day of MARCH 2017.



*Tiwanna P Connolly*  
Notary Public Tiwanna P. Connolly  
My commission expires: 10/13/20

REAL ESTATE TRANSFER TAX		11-Apr-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

24-23-405-014-0000 | 20170201612212 | 1-132-279-488

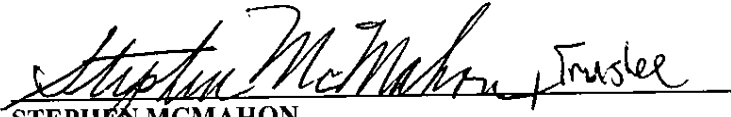
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		11-Apr-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

24-23-405-014-0000 | 20170201612212 | 0-722-194-112

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The transfer of title and conveyance herein is hereby accepted by STEPHEN MCMAHON, Trustee of the STEPHEN E. MCMAHON LIVING TRUST dated June 10, 2008

  
STEPHEN MCMAHON,  
Trustee of THE STEPHEN E. MCMAHON LIVING TRUST  
dated June 10, 2008

Property of Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

Lots 8 and 9 in Block 13 in Atwoods Addition to Washington Heights, said addition being a subdivision of the North 100 acres of the Southwest 1/4 and the North 50 acres of the West 1/2 of the Southeast 1/4 of Section 23, Township 37 North, Range 13, East of The Third Principal Meridian, in Cook County, Illinois.

BEING the same property conveyed by Deed from STEPHEN MCMAHON, a/k/a STEPHEN E. MCMAHON, as Trustee or his Successor, of THE STEPHEN E. MCMAHON LIVING TRUST dated June 10, 2008 to STEPHEN MCMAHON, an unmarried man, dated 03/08/2017, recorded \_\_\_\_\_ as Instrument No. \_\_\_\_\_ in Book \_\_\_\_\_, Page \_\_\_\_\_.

BEING FURTHER the same property conveyed by Deed from STEPHEN E. MCMAHON, Bachelor to STEPHEN E. MCMAHON, AS TRUSTEE OR HIS SUCCESSOR, OF THE STEPHEN E. MCMAHON LIVING TRUST DATED JUNE 10, 2008, dated June 10, 2008, recorded June 26, 2008 in Instrument No. 0817829017

Parcel ID: 24-23-405-014-0000, 24-23-405-015-0000

Commonly known as: 3421 W. 116th Street, Chicago, IL 60655



\*U06247090\*

1632 3/15/2017 80665906/3

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## STATEMENT BY GRANTOR AND GRANTEE

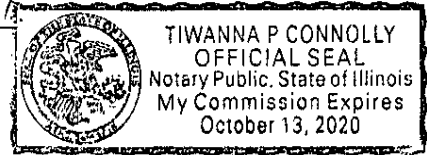
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: 03/08/17

Signature: *Stephen McMahon*  
Grantor or Agent

SUBSCRIBED and SWORN to before me on MARCH 8, 2017  
(Impress Seal Here)

*Tiwanne P. Connolly*  
Notary Public Tiwanne P. Connolly



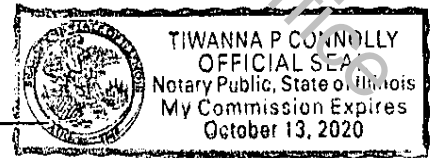
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date: 03/08/17

Signature: *Stephen McMahon*  
Grantee or Agent

SUBSCRIBED and SWORN to before me on. 03/8/17  
(Impress Seal Here)

*Tiwanne P. Connolly*  
Notary Public Tiwanne P. Connolly



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.

[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 Act.]

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## AFFIDAVIT - PLAT ACT

### RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

SS

COUNTY OF COOK)  
STEPHEN MCMAHON

\_\_\_\_\_ being duly sworn on oath, states that he resides at 3421 W. 116th Street, Chicago, IL 60655  
that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

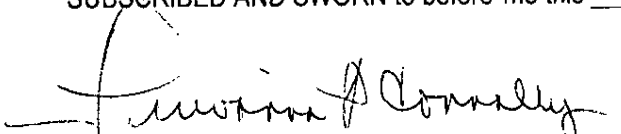
1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The sale or exchange is of a tract of land which is divided or subdivided into parcels or tracts of five acres or more of size, which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision, which does not involve any new streets or easements of access.
4. The sale or exchange of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

**CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.**

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of COOK County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

  
STEPHEN MCMAHON

SUBSCRIBED AND SWORN to before me this 8<sup>th</sup> day of MARCH, 2017.

  
Notary Public Tiwanna P. Connolly  
My commission expires: 10/13/20

