

UNOFFICIAL COPY

Doc#: 1710406021 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/14/2017 09:47 AM Pg: 1 of 5

Dec ID 20170401637986
ST/CO Stamp 1-508-144-832 ST Tax \$133.50 CO Tax \$66.75
City Stamp 2-045-015-744 City Tax: \$1,401.75

QUITCLAIM DEED

m. ✓ ~~1701722 ILA~~ *1701722 ILA*
GRANTOR, CARA BOARD, a married woman, who acquired title as CARA A. BOARD, joined by her spouse, MARIA T. CAMPBELL, and DEBRA A. BOARD, a single person (herein, "Grantor"), whose address is 1751 W Columbia Ave., Chicago, IL 60626, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, CARA BOARD and MARIA T. CAMPBELL, a married couple, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 1751 W Columbia Ave, Chicago, IL 60626, 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: 1751 W Columbia Ave.,
Chicago, IL 60626

Permanent Index Number: 11-31-406-004-0007

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.

To have and to hold said premises forever.

Dated this 15th day of Apr. 1, 2017.

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

When recorded, return to:

~~CARA BOARD
MARIA T. CAMPBELL
1751 W COLUMBIA AVE
CHICAGO, IL 60626~~

Send subsequent tax bills to:

CARA BOARD
MARIA T. CAMPBELL
1751 W COLUMBIA AVE
CHICAGO, IL 60626

This instrument prepared by:

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

UNOFFICIAL COPY

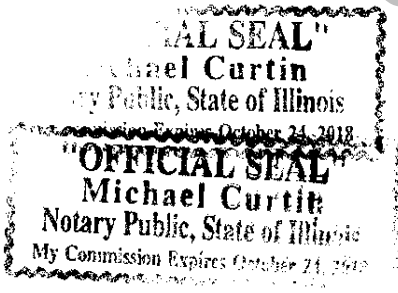
GRANTOR

Cara Board
Cara Board, who acquired title as Cara ~~A.~~ Board
M. T.

STATE OF IL
COUNTY OF Cook

This instrument was acknowledged before me on 4/11/17, by Cara Board, who acquired title as Cara ~~A.~~ Board.

[Affix Notary Seal] Notary Signature: [Signature]
Printed name: Michael Curtin
My commission expires: 10/24/18

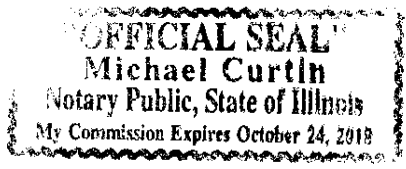


GRANTOR
[Signature]
Maria T. Campbell

STATE OF IL
COUNTY OF Cook

This instrument was acknowledged before me on 4/11/17, by Maria T. Campbell.

[Affix Notary Seal] Notary Signature: [Signature]
Printed name: Michael Curtin
My commission expires: 10/24/18



UNOFFICIAL COPY

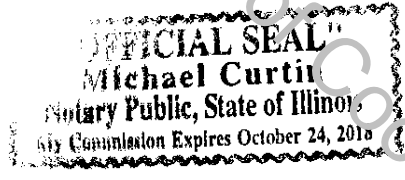
GRANTOR

Debra A. Board
Debra A. Board

STATE OF IL
COUNTY OF Cook

This instrument was acknowledged before me on 4/11/17, by Debra A. Board.

[Affix Notary Seal] Notary Signature: *[Signature]*
Printed name: Michael Curtin
My commission expires: 10/24/18



Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

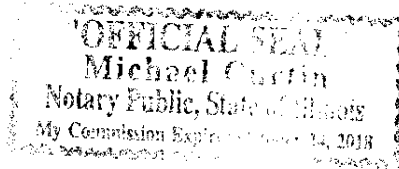
THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE 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 4/11/17

SIGNATURE [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 15th (th) day of April, 2017.

Notary Public [Signature]



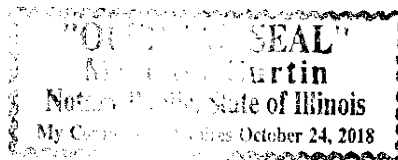
THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, 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: 4/11/17

SIGNATURE [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 15th (th) day of April, 2017.

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.

UNOFFICIAL COPY

EXHIBIT A

[Legal Description]

LOT 21 IN FRANK R. WALKER'S PRATT BOULEVARD ADDITION TO ROGERS PARK BEING A SUBDIVISION OF PART OF LOT 1 IN THE SUBDIVISION OF THE NORTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LOT 10 IN BLOCK 3 IN WILLIAM L. WALLEN'S ADDITION TO ROGERS PARK 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.