

UNOFFICIAL COPY

Doc#: 1714549074 Fee: \$82.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/25/2017 12:15 PM Pg: 1 of 5

Dec ID 20170501660725
ST/CO Stamp 0-099-920-320
City Stamp 1-379-510-720

QUITCLAIM DEED 1703024 IL/PWT

GRANTOR, RICHARD MILLER, JR., a married man, joined by his spouse, DEANNA LOU MILLER, and WENDY L. MILLER, a single person (herein, "Grantor"), whose address is 5604 N. Kenneth Ave., Chicago, IL 60646, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, WENDY L. MILLER, a single person (herein, "Grantee"), whose address is 5604 N. Kenneth Ave., Chicago, IL 60646, 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: 5604 N. Kenneth Ave.,
Chicago, IL 60646

Permanent Index Number: 13-03-326-035-0000

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. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

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

To have and to hold said premises forever.

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

When recorded return to:

~~WENDY L. MILLER
5604 N. KENNETH AVE.
CHICAGO, IL 60646~~

Send subsequent tax bills to:

WENDY L. MILLER
5604 N. KENNETH AVE.
CHICAGO, IL 60646

This instrument prepared by:

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

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Dated this 8th day of April, 2017.

GRANTOR

Richard Miller Jr
Richard Miller, Jr.

STATE OF IL
COUNTY OF LAKE

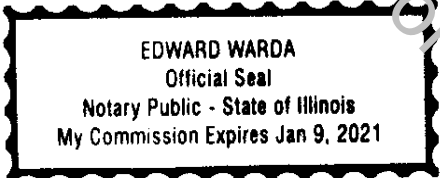
This instrument was acknowledged before me on 04/08/2017, by Richard Miller, Jr.

[Affix Notary Seal]

Notary Signature: Edward Warda

Printed name: Edward Warda

My commission expires: 01-09-21



GRANTOR

Deanna Lou Miller
Deanna Lou Miller

STATE OF IL
COUNTY OF LAKE

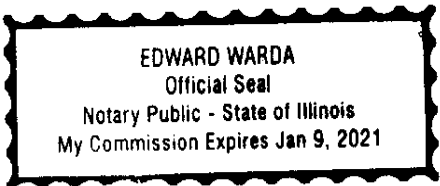
This instrument was acknowledged before me on 04-08-2017, by Deanna Lou Miller.

[Affix Notary Seal]

Notary Signature: Edward Warda

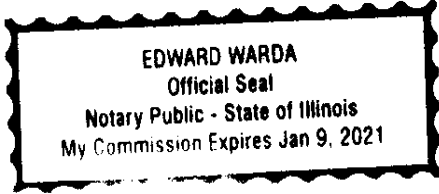
Printed name: Edward Warda

My commission expires: 01-09-21



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Dated this 8th day of APRIL, 2017



GRANTOR

Wendy L Miller
Wendy L. Miller

STATE OF IL
COUNTY OF LAKE

This instrument was acknowledged before me on 04-08-2017, by Wendy L. Miller.

[Affix Notary Seal]

Notary Signature: [Signature]

Printed name: Edward Warda

My commission expires: 01-09-21



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

Wendy L Miller
Signature of Buyer/Seller/Representative

4 8 17
Date

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

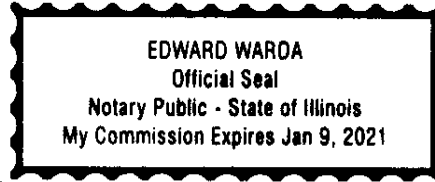
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to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

Dated: April 8, 2017

Signature: *Richard L Miller*
Grantor or Agent

Subscribed and sworn to before me by the said Richard Miller this 8th day of April, 2017.

Notary Public *Edward Warda*



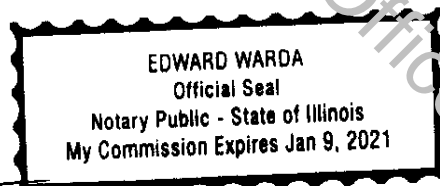
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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.

Dated: 4.8.17

Signature: *Wendy L Miller*
Grantee or Agent

Subscribed and sworn to before me by the said Wendy Miller this 8th day of April, 2017.

Notary Public *Edward Warda*



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 of a Class A misdemeanor for subsequent offenses.

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

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EXHIBIT A

[Legal Description]

LOT 14 (EXCEPT THE WEST 5 FEET THEREOF) IN BLOCK 2 IN WEST EDGEWATER FOREST GARDENS BEING A SUBDIVISION OF LOTS 1, 2, AND 3 AND OWNER'S PARTITION OF LOT 2 IN D. L. ROBERTS SUBDIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 3, SOUTH OF THE INDIAN BOUNDARY LINE ALSO OF LOT 3 (EXCEPT THE EAST 10 ACRES THEREOF) IN D. L. ROBERTS SUBDIVISION AFORESAID, ALL IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property constitutes 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.