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Doc#: 1716439021 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/13/2017 09:11 AM Pg: 1 of 4

Dec ID 20170601669150
ST/CO Stamp 1-711-919-552
City Stamp 0-744-765-888

QUITCLAIM DEED

GRANTOR, MONICA M. SCHWARTZ, TRUSTEE, under THE MONICA M. SCHWARTZ TRUST dated July 9, 1993 and further amended on May 17, 2006 (herein, "Grantor"), whose address is 5519 S Kimbark Avenue, Chicago, IL 60637, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, MONICA M. SCHWARTZ, a widow (herein, "Grantee"), whose address is 5519 S Kimbark Avenue, Chicago, IL 60637, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

1703526 IL 102
**MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC**
319 W. ONTARIO ST. #200
CHICAGO, IL 60654

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 5519 S Kimbark Avenue
Chicago, IL 60637

Permanent Index Number: 20-14-201-074 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 13th day of JUNE, 2017.

~~When recorded return to:
MONICA M. SCHWARTZ
5519 S KIMBARK AVENUE
CHICAGO, IL 60637~~

Send subsequent tax bills to:
MONICA M. SCHWARTZ
5519 S KIMBARK AVENUE
CHICAGO, IL 60637

This instrument prepared by:
LEILA L. HALE, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

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GRANTOR

The Monica M. Schwartz Trust dated July 9, 1993 and further amended on May 17, 2006

Monica M. Schwartz, Trustee
Monica M. Schwartz, Trustee

STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me on JUNE 1st 2017, by Monica M. Schwartz, Trustee, under The Monica M. Schwartz Trust dated July 9, 1993 and further amended on May 17, 2006.

[Affix Notary Seal]

Notary signature: *V.W.*

Printed name: VICKY W FRANOS

My commission expires: 11/19/2018



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

Monica M. Schwartz
Signature of Buyer/Seller/Representative

6/01/2017
Date

PROPERTY OF COOK County Clerk's Office

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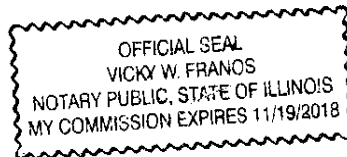
STATEMENT BY GRANTOR AND GRANTEE

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: 06/01/2017

Signature: *Monica M Schwartz*
Grantor or Agent

Subscribed and sworn to before me by the said MONICA M SCHWARTZ this 1st day of JUNE, 2017.



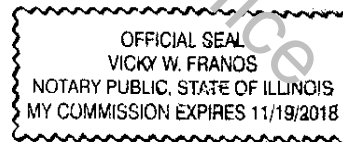
Notary Public *V. W. Franos*

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: 06/01/2017

Signature: *Monica M Schwartz*
Grantee or Agent

Subscribed and sworn to before me by the said MONICA M SCHWARTZ this 1st day of JUNE, 2017.



Notary Public *V. W. Franos*

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]

THAT PART OF LOTS 3, 18, 19, 20, 21, 22 AND THE NORTH 52.50 FT. OF LOTS 4 AND 5 TAKEN AS A TRACT, IN BLOCK 60 IN HOPKINS ADDITION TO HYDE PARK, BEING A SUBDIVISION OF THE WEST OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF THE NORTH-SOUTH 24 FT. ALLEY IN BLOCK 60 IN HOPKINS ADDITION LYING SOUTH OF THE NORTH LINE OF LOTS 3 AND 22 EXTENDED, AND NORTH OF THE SOUTH LINE OF THE NORTH 52.50 FT. OF LOTS 4 AND 5 TAKEN AS A TRACT, EXTENDED WEST, ALL TAKEN TOGETHER AS A TRACT DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF SAID TRACT; THENCE E. ON THE S. LINE OF SAID TRACT 155.60 FT.; THENCE N. PARALLEL TO THE E. LINE OF SAID TRACT 137.49 FT. TO THE PLACE OF BEGINNING; THENCE W. PARALLEL TO THE S. LINE OF SAID TRACT 71.90 FT.; THENCE N. PARALLEL TO THE E. LINE OF SAID TRACT 26.85 FT. THENCE E. PARALLEL TO THE S. LINE OF SAID TRACT 71.90 FT.; THENCE S. 26.85 FT. TO THE PLACE OF BEGINNING.

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.