

# UNOFFICIAL COPY

Doc#: 1717147131 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/20/2017 12:51 PM Pg: 1 of 4

Dec ID 20170601676447  
ST/CO Stamp 1-502-373-312  
City Stamp 1-621-452-224

## QUITCLAIM DEED

1704318 IL/CR

**GRANTOR**, JOHANNA SPELLMAN, a married woman, joined by her spouse, KEVIN C. KELLY (herein, "Grantor"), whose address is 2930 N Sheridan Road Apt. 1708, Chicago, IL 60657, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, **CONVEYS AND QUITCLAIMS** to **GRANTEE**, KEVIN C. KELLY and JOHANNA M. SPELLMAN, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 2930 N Sheridan Road Apt. 1708, Chicago, IL 60657, 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: 2930 N Sheridan Road Apt.  
1708, Chicago, IL 60657

Permanent Index Number: 14-28-118-052-1191

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 14<sup>th</sup> day of June, 2017.

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

### When recorded return to:

~~KEVIN C. KELLY  
JOHANNA M. SPELLMAN  
2930 N SHERIDAN ROAD APT.  
1708  
CHICAGO, IL 60657~~

### Send subsequent tax bills to:

KEVIN C. KELLY  
JOHANNA M. SPELLMAN  
2930 N SHERIDAN ROAD APT. 1708  
CHICAGO, IL 60657

### This instrument prepared by:

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

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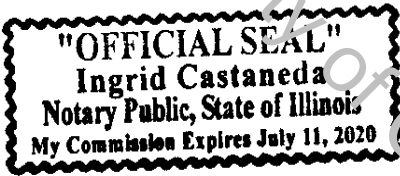
GRANTOR

[Signature]  
Johanna Spellman

STATE OF IL  
COUNTY OF Cook

This instrument was acknowledged before me on 6/14/17, by Johanna Spellman.

[Affix Notary Seal] Notary Signature: [Signature]  
Printed name: Ingrid Castañeda  
My commission expires: 7/11/20



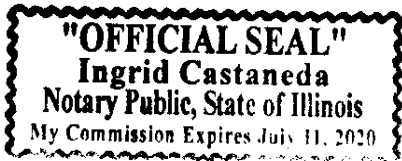
GRANTOR

[Signature]  
Kevin C. Kelly

STATE OF IL  
COUNTY OF Cook

This instrument was acknowledged before me on 6/14/17, by Kevin C. Kelly.

[Affix Notary Seal] Notary Signature: [Signature]  
Printed name: Ingrid Castañeda  
My commission expires: 7/11/20



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

[Signature]  
Signature of Buyer/Seller/Representative

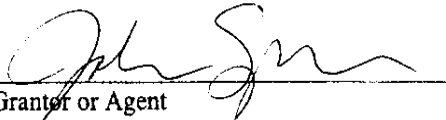
6/14/2017  
Date

# UNOFFICIAL COPY

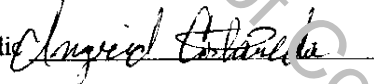
## STATEMENT BY GRANTOR AND GRANTEE

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 June 14, 2017

SIGNATURE   
Grantor or Agent

Subscribed and sworn to before me by the said Johanna Spellman this 14 (th) day of June, 2017.

Notary Public 




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: June 14, 2017

SIGNATURE   
Grantee or Agent

Subscribed and sworn to before me by the said Johanna Spellman this 14 (th) day of June, 2017.

Notary Public 



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.

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## EXHIBIT A

[Legal Description]

PARCEL 1: UNIT 1708 IN THE 2930 NORTH SHERIDAN TOWER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 'A' (EXCEPT THAT PART TAKEN AND DEDICATED FOR SHERIDAN ROAD) AND LOTS 1,2 AND 3 IN BLOCK 2 GILBERT HUBBARD'S ADDITION TO CHICAGO OF SECTION 28, TOWNSHIP 40 NORTH , RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0715022027; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS 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.*