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Doc#. 1718015030 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/29/2017 09:35 AM Pg: 1 of 5

Dec ID 20170601682174
ST/CO Stamp 1-054-560-704
City Stamp 1-591-431-616

QUITCLAIM DEED

1704425 JL kel

GRANTOR, ANDREW J. KANFER, a single person, and KEVIN R. JANES, a single person (herein, "Grantor"), whose address is 3729 N. Greenview Ave., Chicago, IL 60613, 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 R. JANES, a single person (herein, "Grantee"), whose address is 3729 N. Greenview Ave., Chicago, IL 60613, 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: 3729 N. Greenview Ave.,
Chicago, IL 60613

Permanent Index Number: 14-20-113-013-0000

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 25th day of June, 2017

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

~~When recorded return to:~~

~~KEVIN R. JANES
3729 N. GREENVIEW AVE.
CHICAGO, IL 60613~~

Send subsequent tax bills to:

KEVIN R. JANES
3729 N. GREENVIEW AVE.
CHICAGO, IL 60613

This instrument prepared by:

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

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GRANTOR

[Signature]
Kevin R. Janes

STATE OF IL
COUNTY OF Cook

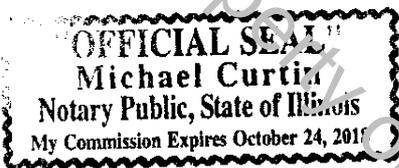
This instrument was acknowledged before me on 6/23/17, by Kevin R. Janes.

[Affix Notary Seal]

Notary Signature

Printed name:

[Signature]
Michael Curtin
My commission expires: 10/24/18



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

6/23/2017
Date

Cook County Clerk's Office

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GRANTOR

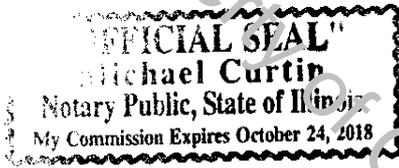
[Handwritten Signature]
Andrew J. Kanfer

STATE OF IL
COUNTY OF COOK

This instrument was acknowledged before me on 6/23/17, by Andrew J. Kanfer.

[Affix Notary Seal]

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



Cook County Clerk's Office

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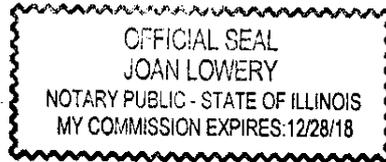
STATEMENT OF GRANTOR/GRANTEE

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 of Illinois.

Dated June 23RD, 2017 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before

Me by the said KEVIN R. JAMES
this 23 day of June, 2017
Notary Public [Signature]

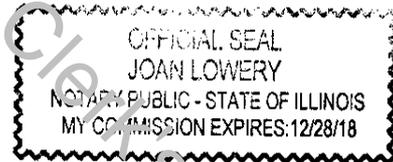


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated June 23RD, 2017 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before

Me by the said KEVIN R. JAMES
this 23 day of June, 2017
Notary Public [Signature]



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EXHIBIT A

[Legal Description]

LOT 36 IN BLOCK 1 IN ROOD'S SUBDIVISION OF NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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 nonlegal 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.