

UNOFFICIAL COPY

Doc#: 1721457068 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/02/2017 10:38 AM Pg: 1 of 5

Dec ID 20170801600508
ST/CO Stamp 2-023-931-328
City Stamp 0-784-563-648

QUITCLAIM DEED

1706064 FL/CR

GRANTOR, MATTHEW BECKER, also known as MATTHEW W. BECKER, a single person, and KATHERYN L. TIERNAN, a single person (herein, "Grantor"), whose address is 1935 N Fairfield Ave., Apt. 401, Chicago, IL 60647, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, MATTHEW BECKER, a single person (herein, "Grantee"), whose address is 1935 N Fairfield Ave., Apt. 401, Chicago, IL 60647, 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: 1935 N Fairfield Ave., Apt. 401,
Chicago, IL 60647

Permanent Index Number: 13-36-401-027-1040 and
13-36-401-027-1077

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

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 July, 2017.

When recorded return to:

~~MATTHEW BECKER
1935 N FAIRFIELD AVE., APT. 401
CHICAGO, IL 60647~~

Send subsequent tax bills to:

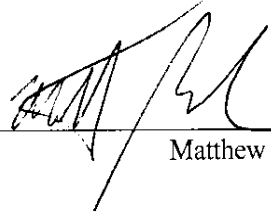
MATTHEW BECKER
1935 N FAIRFIELD AVE., APT. 401
CHICAGO, IL 60647

This instrument prepared by:

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

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GRANTOR

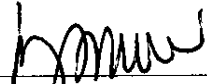


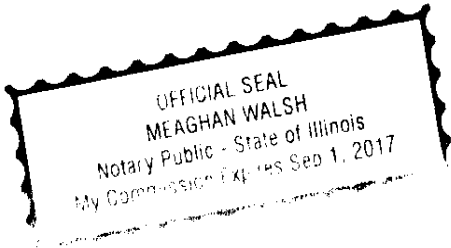
 Matthew Becker, also known as
 Matthew W. Becker

STATE OF IL
 COUNTY OF Cook

This instrument was acknowledged before me on July 25, 2017, by Matthew Becker, also known as Matthew W. Becker.

[Affix Notary Seal]

Notary Signature: 
 Printed name: Meaghan Walsh
 My commission expires: 9/1/17



Property of Cook County Clerk's Office

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GRANTOR

[Handwritten Signature]
ms Kathryn L. Tiernan
Kathryn

STATE OF IL
COUNTY OF Cook

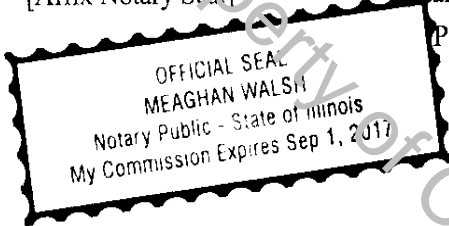
This instrument was acknowledged before me on July 25, 2017, by Kathryn L. Tiernan.

[Affix Notary Seal]

Notary Signature: [Handwritten Signature]

Printed name: Meaghan Walsh

My commission expires: 9/1/17



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

[Handwritten Signature]
Signature of Buyer/Seller/Representative

7/25/17
Date

PROPERTY OF COOK County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

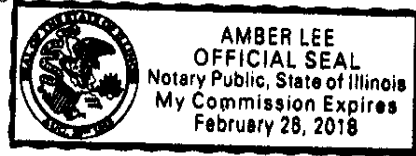
THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE 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 7/25/17

SIGNATURE [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 25th day of July, 2017.

Notary Public [Signature]



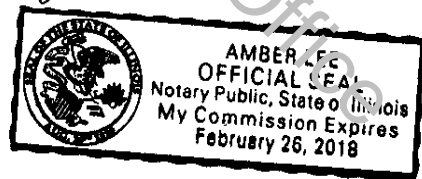
THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, 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: 7/25/17

SIGNATURE [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 25th day of July, 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.

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EXHIBIT A

[Legal Description]

PARCEL 1: UNIT NUMBER 401 AND P-25 IN THE 1935 NORTH FAIRFIELD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 11 TO 15 IN BLOCK 1 IN EDGAR M. SNOW & COMPANY'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0001022154; AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2: EASEMENT AND OPERATING AGREEMENT DATED DECEMBER 29, 2000 EXECUTED BY AND BETWEEN 1935 N. FAIRFIELD LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND 1934 N. WASHTENAW, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, RECORDED DECEMBER 29,2000 AS DOCUMENT NUMBER 01022153, 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.