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Doc# 1725615141 Fee \$44.00

QUITCLAIM DEED

GRANTOR, AUDRA E. LANGFORD, a single person, and ASHLEY J. LANGFORD, a married woman (herein, "Grantor"), whose address is 1358 N. Maplewood Ave., Chicago, IL 60622, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, 3649 N. MARSHFIELD, LLC, an Illinois limited liability company (herein, "Grantee"), whose address is 1358 N. Maplewood Ave., Chicago, IL 60622, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/13/2017 02:15 PM PG: 1 OF 4

SEE EXHIBIT A ATTACHED HERETO.


Property Address: 3649 N. Marshfield Ave.,
Chicago, IL 60613



Permanent Index Number: 14-19-232-003-0000

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.

REAL ESTATE TRANSFER TAX		13-Sep-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		13-Sep-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-19-232-003-0000 | 20170901621423 | 0-167-599-040

14-19-232-003-0000 | 20170901621423 | 1-104-817-088

* Total does not include any applicable penalty or interest due.

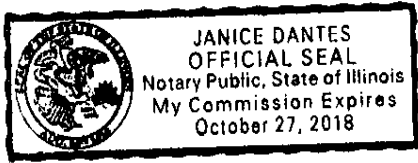
When recorded return to:
3649 N. MARSHFIELD, LLC
1358 N. MAPLEWOOD AVE.
CHICAGO, IL 60622

Send subsequent tax bills to:
3649 N. MARSHFIELD, LLC
1358 N. MAPLEWOOD AVE.
CHICAGO, IL 60622

This instrument prepared by:
STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

CCRD REVIEW 

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GRANTOR

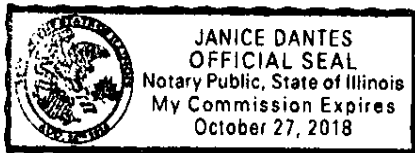
Audra E. Langford
Audra E. Langford

STATE OF IL
COUNTY OF Cook

This instrument was acknowledged before me on 9/7/2017, by Audra E. Langford.

[Affix Notary Seal]

Notary Signature: Janice Dantes
Printed name: Janice Dantes
My commission expires: 10/27/2018



GRANTOR

Ashley J. Langford
Ashley J. Langford

STATE OF IL
COUNTY OF Cook

This instrument was acknowledged before me on 9/7/2017, by Ashley J. Langford.

[Affix Notary Seal]

Notary Signature: Janice Dantes
Printed name: Janice Dantes
My commission expires: 10/27/2018

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

Signature of Buyer/Seller/Representative

Date

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EXHIBIT A

[Legal Description]

LOT 44 IN FRANK NOVAK'S SUBDIVISION OF BLOCK 26 IN SUDIVISION OF SECTION 14, 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 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.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 9 | 7 | 2017

SIGNATURE: *Ashley Longford & Audra Longford*
GRANTOR or AGENT

GRANTOR NOTARY SECTION:

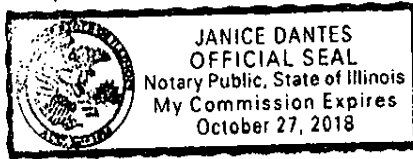
 The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Janice Dantes

By the said (Name of Grantor): Ashley Longford & Audra Longford AFFIX NOTARY STAMP BELOW

On this date of: 9 | 7 | 2017

NOTARY SIGNATURE: *Janice Dantes*



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 9 | 7 | 2017

SIGNATURE: *Ashley Longford & Audra Longford*
GRANTEE or AGENT

GRANTEE NOTARY SECTION:

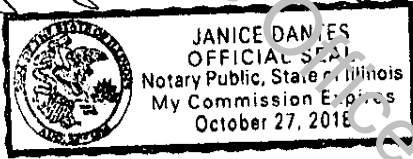
 The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Janice Dantes

By the said (Name of Grantee): 3249 N. Marshfield LLC, by Ashley Longford & Audra Longford AFFIX NOTARY STAMP BELOW

On this date of: 9 | 7 | 2017

NOTARY SIGNATURE: *Janice Dantes*



CRIMINAL LIABILITY NOTICE
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)