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Doc#: 1726815012 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/25/2017 09:20 AM Pg: 1 of 4

Dec ID 20170901627861
ST/CO Stamp 0-723-847-104
City Stamp 0-057-284-544

QUITCLAIM DEED *TS1706541L/RW*

GRANTOR, JAMES P. MCMAHON, a single person (herein, "Grantor"), whose address is 3002 W. 111th St., Unit 4, Chicago, IL 60655, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, MELISSA MCMAHON, a married woman (herein, "Grantee"), whose address is 5535 S. Kensington Ave., Countryside, IL 60525, 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: 3002 W. 111th St., Unit #4,
Chicago, IL 60655

Permanent Index Number: 24-13-312 026-1004

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 20th day of September, 2017.

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

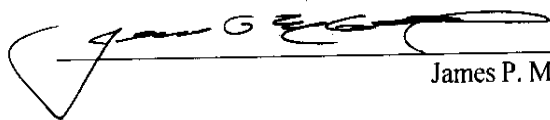
~~When recorded return to:
MELISSA MCMAHON
5535 S. KENSINGTON AVE.
COUNTRYSIDE, IL 60525~~

Send subsequent tax bills to:
MELISSA MCMAHON
5535 S. KENSINGTON AVE.
COUNTRYSIDE, IL 60525

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

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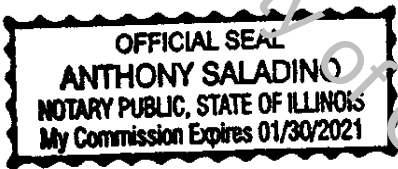
GRANTOR


James P. McMahon

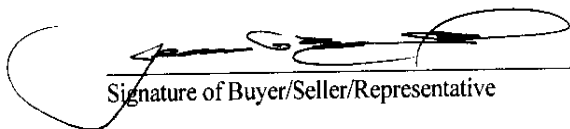
STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on September 20th 2017, by James P. McMahon.

[Affix Notary Seal] Notary Signature: Anthony Saladino
Printed name: Anthony Saladino
My commission expires: 1/30/2021



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

09-20-2017
Date

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: 07-20-2017

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said James P. McMahon this 20th day of September, 2017.

Notary Public Anthony Saladino



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: 9-20-2017

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Melissa McMahon this 20th day of September, 2017.

Notary Public Anthony Saladino



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]

UNIT NUMBER 3002-4 IN SACRAMENTO AVENUE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE WEST 34 FEET OF THE EAST 84 FEET OF THE NORTH 120 FEET OF THE SOUTH 153 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 37 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 MARCH 8, 2007 AS DOCUMENT NUMBER 0706722004, AS AMENDED FROM TIME TO TIME, 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, or 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.