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**This Instrument Prepared By
and Upon Recordation Return To:**

Dana R. White, Esq.
Burke, Warren, MacKay &
Serritella, P.C.
330 North Wabash, Suite 2100
Chicago, Illinois 60611



Doc# 1729045024 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/17/2017 09:37 AM PG: 1 OF 4

QUIT CLAIM DEED

THE GRANTOR, ERIN B. ESTELL, AS TRUSTEE OF THE ERIN B. ESTELL DECLARATION OF TRUST, of 3444 N. Seeley Avenue, Chicago, IL 60618, for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM unto BRETT ESTELL, A MARRIED INDIVIDUAL, of 3444 N. Seeley Avenue, Chicago, IL 60618, all of her right, title and interest in and to the following described real estate situated in the County of Cook, in the State of Illinois:

See Exhibit A attached hereto and made a part hereof

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this 29 day of August, 2017.

Erin B. Estell, as Trustee of the Erin B. Estell Declaration of Trust

REAL ESTATE TRANSFER TAX

17-Oct-2017



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-31-321-068-0000 | 20171001638904 | 0-944-644-032

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

REAL ESTATE TRANSFER TAX

17-Oct-2017



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-31-321-068-0000 | 20171001638904 | 0-110-992-320

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EXEMPT UNDER REAL ESTATE TRANSFER
TAX LAW 35ILCS 200/31-45 SUB PAR. E.
AND COOK COUNTY ORD. 32-0-27 PAR E.



ERIN B. ESTELL AS TRUSTEE OF THE
ERIN B. ESTELL DECLARATION OF TRUST

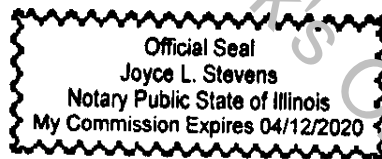
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Erin B. Estell, as Trustee of the Erin B. Estell Declaration of Trust, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 30th day of August, 2017.

My commission expires April 12, 2020



Notary Public

Send Subsequent Tax Bills To:
Brett Estell
3444 N. Seeley Avenue
Chicago, IL 60618

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Exhibit A

Legal Description

THAT PART OF LOT 3 IN WILLIAM M. SENNE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 2004 AS DOCUMENT NUMBER 0416344093, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIPE AT THE SOUTHEAST CORNER OF LOT 3 IN SAID SUBDIVISION; THENCE NORTH 22 DEGREES 56 MINUTES 59 SECONDS WEST, ALONG A WEST LINE OF SAID LOT 3, A DISTANCE OF 31.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 22 DEGREES 56 MINUTES 59 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 23.15 FEET TO A 3/4" IRON PIPE AT A CORNER OF SAID LOT 3; THENCE NORTH 85 DEGREES 21 MINUTES 40 SECONDS EAST, ALONG NORTH LINE OF SAID LOT 3, A DISTANCE OF 26.57 FEET (RECORD DISTANCE OF 26.58 FEET) TO A 3/4" IRON PIPE AT A CORNER OF SAID LOT 3; THENCE SOUTH 36 DEGREES 38 MINUTES 33 SECONDS WEST, A DISTANCE OF 29.25 FEET TO THE POINT OF BEGINNING.

Commonly known as: 765 North Wilmot Avenue, Chicago, Illinois 60647

PIN No: 14-31-321-068-0000 (partial)

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STATEMENT BY GRANTOR AND GRANTEE

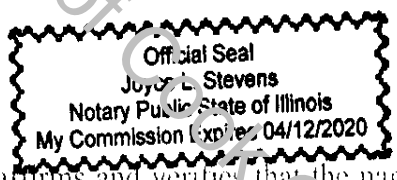
The grantor or its agent affirms that, to the best of its knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: Aug. 29, 2017.

[Signature]
Grantor/Agent

Subscribed and sworn to before me this 30th day of August, 2017.

[Signature]
(Notary Public)



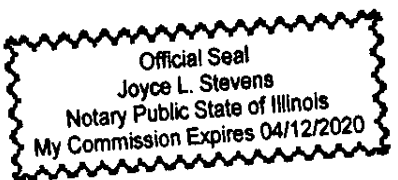
The grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: Aug 29, 2017.

[Signature]
Grantee/Agent

Subscribed and sworn to before me this 30th day of August, 2017.

[Signature]
(Notary Public)



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