

UNOFFICIAL COPY

Doc#: 1730339059 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/30/2017 01:49 PM Pg: 1 of 3

Dec ID 20171001644669
ST/CO Stamp 0-513-138-624
City Stamp 0-016-887-744

170708701061

**QUIT CLAIM DEED -
Joint Tenancy
Illinois Statutory
(Individual to Individual)**

**THE GRANTOR,
Wendy K. Baxter, single
having never been
married, of the City of
County of Cook, State of
Illinois,**

**for and in consideration of ten and no/100 and other good and valuable consideration in hand paid,
CONVEY and QUITCLAIM to**

**Wendy K. Baxter and Ricardo Cortez
541 W. 45th St.
Chicago, IL 60609**

**not as Tenants in Common, but as Joint Tenants with right of survivorship, the following described
Real Estate situated in the County of Cook, in the State of Illinois, to wit:**

**LOT 17 IN BLOCK 2 IN D.W. BAKER'S SUBDIVISION OF THE EAST ONE HALF (1/2) OF
THE NORTH ONE HALF (1/2) OF THE SOUTH ONE HALF (1/2) OF THE SOUTHWEST
ONE QUARTER (1/4) OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**


**Subject to easements, covenants, and restrictions of record and general taxes for the years
2017 and thereafter.**

**hereby releasing and waiving all rights under and by the Homestead Exemption laws of the State of
Illinois. TO HAVE AND TO HOLD said premises, not as Tenants in Common, but as Joint
Tenancy forever.**

Permanent Real Estate Index Number: 541 W. 45th St., Chicago, IL 60609

Address of Real Estate: 20-04-322-010-0000

DATED this 30th day of September, 2017



Wendy K. Baxter

UNOFFICIAL COPY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wendy K. Baxter, single having never been married, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

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



[Signature]
NOTARY PUBLIC

Commission expires: Jun 11, 2019

This instrument was prepared by Mary Niego-McNamara, 10653 S. Kostner Ave., Oak Lawn, IL 60453.

Mail to:
Mary Niego-McNamara, P.C.
10653 S. Kostner Ave.
Oak Lawn, IL 60453

Send tax bills to:
Wendy K. Baxter
541 W. 45th St.
Chicago, IL 60609

Exempt under real estate transfer tax act section 4 Paragraph 4 and Cook County Ordinance 95104 paragraph E.

Date: 9/30/17

Signature: [Signature]

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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 of Assignment of Beneficial Interest in 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 September 30th, 2017

Signature: Wendy K. Baxter
Grantor or Agent
Wendy K. Baxter

Subscribed and sworn to before me
By the said Wendy K. Baxter
This 30th day of sep, 2017.
Notary Public [Signature]

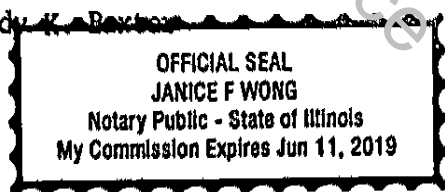


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date September 30th, 2017

Signature: Wendy K. Baxter
Grantee or Agent
Wendy K. Baxter

Subscribed and sworn to before me
By the said Wendy K. Baxter
This 30 day of sep, 2017.
Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)