

# UNOFFICIAL COPY

Doc#: 1733449177 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/30/2017 11:00 AM Pg: 1 of 4

Dec ID 20171101661293

**Return To**  
Ian McClain and Synethia L.  
Curry  
3153 Holden Circle  
Matteson, IL 60443

**This Instrument Prepared by:**  
Timothy P. McHugh, LTD  
Attorney  
360 W. Butterfield #300  
Elmhurst, IL 60126

**Mail Tax Statements To:**  
Ian McClain and Synethia L.  
Curry  
3153 Holden Circle  
Matteson, IL 60443

Order #: NIL-1290422

This space for recording information only

## QUITCLAIM DEED

Tax Exempt under 35 ILCS 200/31-45(c)

IAN MCCLAIN  
IAN MCCLAIN

11-24-17  
Date

### GRANTOR,

IAN MCCLAIN a married man herein joined by his spouse SYNETHIA L. CURRY  
3153 Holden Circle  
Matteson, IL 60443

for and in consideration of ZERO AND 00/100 DOLLARS (\$.000) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to

### GRANTEES,

IAN MCCLAIN and SYNETHIA L. CURRY, husband and wife  
3153 Holden Circle  
Matteson, IL 60443

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

### LEGAL DESCRIPTION:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PIN: 31-26-214-034-1086

Property Address: 3153 Holden Circle, Matteson, IL 60443

Preparer has examined no underlying title documentation regarding this deed

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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 assignment of beneficial interest in land trust is either a. natural person, and 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 11/24, 2017 Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before Me by the said Ian McClain this 24<sup>th</sup> day of November, 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 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.

Date 11/24, 2017 Signature: [Signature]

Grantee or Agent

Subscribed and sworn to before Me by the said Ian McClain & Synethia Curry This 24<sup>th</sup> day of November, 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.)

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IN TESTIMONY WHEREOF, witness the signatures of the Grantors on the date first written above.

*Ian McClain*  
IAN MCCLAIN

11-24-17  
Date

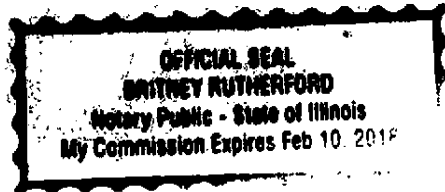
*Synethia L. Curry*  
SYNETHIA L. CURRY

11/24/17  
Date

State of Illinois

County of Cook

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 24<sup>th</sup> day of November, 2017 by IAN MCCLAIN and SYNETHIA L. CURRY who are personally known to me or and who signed this instrument willingly.



*Britney Rutherford*  
NOTARY SIGNATURE

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

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## EXHIBIT "A"

UNIT 129-4 IN HOLDEN PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS IN HOLDEN PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 25 AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 13, 2000 AS DOCUMENT NUMBER 00980504 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 3153 HOLDEN CIRCLE, MATTESON, IL 60443

PARCEL NUMBER: 31-26-214-034-1086

Property of Cook County Clerk's Office