

# UNOFFICIAL COPY



Doc# 1809949331 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/09/2018 04:08 PM PG: 1 OF 4

## QUIT CLAIM DEED

### PREPARED BY & RETURN TO:

Mages & Price LLC  
1110 W. Lake Cook Road, Suite 385  
Buffalo Grove, IL 60089

### NAME & ADDRESS OF TAXPAYER:

Stephanie LeCoure & Dorothy Leonard  
904 N. Drake Avenue  
Chicago, IL 60651

GRANTOR, Dorothy Leonard, ~~a married woman~~ *married to Michael Smalley*, of the City of Chicago, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, releases any interest he may have in and to the real estate described below and CONVEYS and QUIT CLAIMS to Dorothy Leonard and Stephanie LeCoure as joint tenants, with rights of survivorship, of 904 N. Drake Avenue, City of Chicago, County of Cook, State of Illinois, all interests in the following described Real Estate situated in the County of Cook, State of Illinois, to-wit:

THE NORTH 20 FEET OF LOT 491 AND THE SOUTH 10 FEET OF LOT 492 IN DICKEY'S THIRD ADDITION TO CHICAGO IN THE SOUTHEAST ¼ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

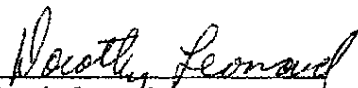
*\*This is not homestead property as to Michael Smalley*

TO HAVE AND TO HOLD said premises as joint tenants, with rights of survivorship, forever.

Permanent Index Number(s): 16-02-415-040

Property Address: 904 N. Drake, Chicago, Illinois 60651

Dated this 18 day of 11, 2017.

  
Dorothy Leonard

DO NOT TYPE BELOW THE SIGNATURE

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT Dorothy Leonard, 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 and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth,

Given under my hand and official seal, this 18 day of NOV, 2017.

Elizabeth Castro  
Notary Public

Commission expires:



REAL ESTATE TRANSFER TAX		09-Apr-2018
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00*
16-02-415-040-0000   20180401638855   0-020-132-128		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		09-Apr-2018
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
16-02-415-040-0000   20180401638855   0-557-003-040		

COOK COUNTY - ILLINOIS TRANSFER STAMP

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
e SECTION 4, REAL ESTATE  
TRANSFER ACT

DATE:

Buyer, Seller or Representative

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

PHONE:  
FAX:

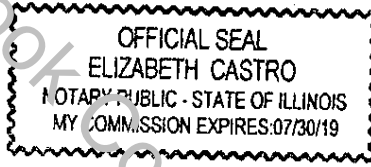
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 11/18/17, Signature: Dorothy Leonard  
Grantor or Agent

Subscribed and sworn to before me by the  
said Dorothy Leonard  
this 18 day of Nov.  
2017.

Elizabeth Castro  
Notary Public

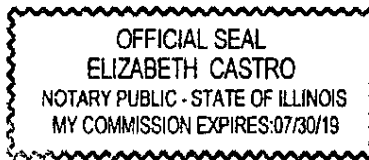


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 11/18/17, Signature: Dorothy Leonard  
Grantee or Agent

Subscribed and sworn to before me by the  
said Dorothy Leonard  
this 18 day of Nov.  
2017.

Elizabeth Castro  
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.

[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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## AFFIDAVIT FOR RECORDER'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

Debra Wilson, being duly sworn, state that I have access to the copies of the attached  
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

Quit Claim Deed  
(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

Dorothy Leonard  
(print name(s) of executor/grantor)

Dorothy Leonard and  
Stephanie Leonard  
(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

Title Company  
(print your relationship to the document(s) on the above line)

### OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

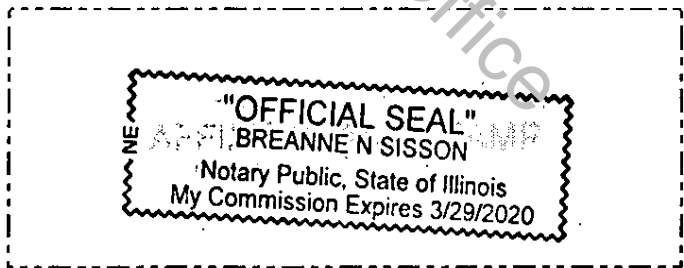
[Signature]  
Affiant's Signature Above

03/26/18  
Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

03/26/18  
Date Document Subscribed & Sworn Before Me

[Signature]  
Signature of Notary Public



**SPECIAL NOTE:** This is a courtesy form from the CCRD, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverage page. However, this affidavit is NOT required to be recorded, only presented to the CCRD as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the CCRD prior to its recording.