

UNOFFICIAL COPY

Doc#: 1810155115 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/11/2018 01:20 PM Pg: 1 of 5

Dec ID 20180401639520
ST/CO Stamp 0-992-882-976
City Stamp 2-098-962-720

QUITCLAIM DEED 1710929 IL/RT

GRANTOR, CHAD RICE, a married man, joined by his spouse, KIMBERLY BEVAN RICE, whose address is 913 N. Hermitage Ave., Chicago, IL 60622 and KURT SKIPPER, a married man, whose address is 1305 Lance Ave., Elburn, IL 60119 (herein, "Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, CHAD RICE and KIMBERLY BEVAN RICE, husband and wife, and KURT SKIPPER, a married man, together as joint tenants (herein, "Grantee"), whose address is 913 N. Hermitage Ave., Chicago, IL 60622, 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: 913 N. Hermitage Ave., Chicago,
IL 60622

Permanent Index Number: 17-06-426-032-0000

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. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 5 day of FEB, 2018.

When recorded return to:

CALEB ADREANI
RAVENSWOOD TITLE COMPANY,
LLC
319 W. ONTARIO STREET
SUITE 200
CHICAGO, IL 60654

Send subsequent tax bills to:

CHAD RICE
KIMBERLY BEVAN RICE
KURT SKIPPER
913 N. HERMITAGE AVE.
CHICAGO, IL 60622

This instrument prepared by:

STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

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GRANTOR

CR
CHAD RICE

STATE OF ILLINOIS
COUNTY OF COOK

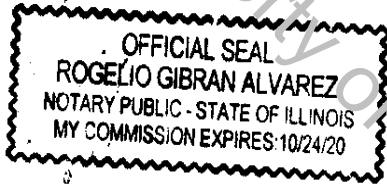
This instrument was acknowledged before me on 5TH FEB. 2018; by CHAD RICE.

[Affix Notary Seal]

Notary Signature: _____

Printed name: Rogelio GIBRAN Alvarez

My commission expires: 10-24-20



GRANTOR

Kimberly Bevan Rice
KIMBERLY BEVAN RICE

STATE OF ILLINOIS
COUNTY OF COOK

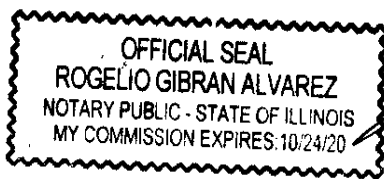
This instrument was acknowledged before me on 5TH FEB. 2018, by KIMBERLY BEVAN RICE.

[Affix Notary Seal]

Notary Signature: _____

Printed name: Rogelio GIBRAN Alvarez

My commission expires: 10-24-20



Property of Cook County Clerk's Office

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GRANTOR

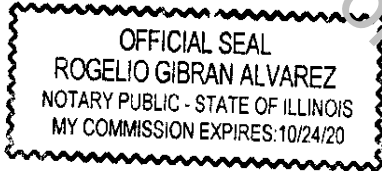
Kurt Skipper
KURT SKIPPER

STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me on FEB 5 2018 by KURT SKIPPER.

[Affix Notary Seal]

Notary Signature: *Rogelio Gibran Alvarez*
Printed name: ROGELIO GIBRAN ALVAREZ
My commission expires: 10-24-20



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

Kurt Skipper
Signature of Buyer/Seller/Representative

2-5-18
Date

Property of Cook County Clerk's Office

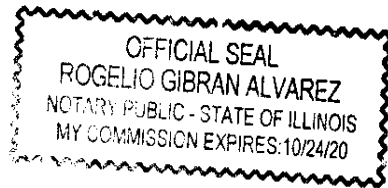
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STATEMENT OF GRANTOR/GRANTEE

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 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 5 FEB 2018, Signature: [Signature]
Grantor or Agent

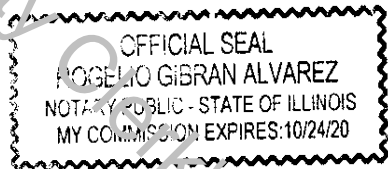
Subscribed and sworn to before
Me by the said [Signature]
this 5 day of FEBRUARY, 2018
Notary Public _____



The grantee 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 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 5 FEB 2018, Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
Me by the said [Signature]
this 5 day of FEBRUARY, 2018
Notary Public _____



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EXHIBIT A

[Legal Description]

THE NORTH 1/2 OF LOT 3 (EXCEPT THAT PART OF SAID LOT CONVEYED TO METROPOLITAN WEST SIDE ELEVATED RAILROAD COMPANY) IN THE RESUBDIVISION OF BLOCK 14, IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 39, NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property constitutes the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.