

UNOFFICIAL COPY

Doc#: 1821557168 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/03/2018 01:38 PM Pg: 1 of 5

Dec ID 20180801647382
ST/CO Stamp 0-183-209-760
City Stamp 1-928-040-224

QUITCLAIM DEED 1804721118

GRANTOR, EDWARD DENK AND CONNIE DENK, CO-TRUSTEES, under THE DENK FAMILY TRUST dated March 22, 2013 (herein, "Grantor"), whose address is 6332 N Normandy Avenue, Chicago, IL 60631, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, CONNIE DENK and EDWARD DENK, wife and husband, and JILLIAN PEARSON, a married woman, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 6332 N Normandy Avenue, Chicago, IL 60631, 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: 6332 N Normandy Avenue
Chicago, IL 60631

Permanent Index Number: 13-06-203-033-0001

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 28 day of July, 2018.

**MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
319 W. ONTARIO ST. #200
CHICAGO, IL 60654**

When recorded return to:

~~CONNIE DENK
EDWARD DENK
JILLIAN PEARSON
6332 N NORMANDY AVENUE
CHICAGO, IL 60631~~

Send subsequent tax bills to:

CONNIE DENK
EDWARD DENK
JILLIAN PEARSON
6332 N NORMANDY AVENUE
CHICAGO, IL 60631

This instrument prepared by:

LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

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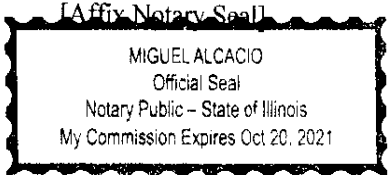
GRANTOR

THE DENK FAMILY TRUST dated March 22, 2013

Edward Denk
EDWARD DENK, Co-Trustee

STATE OF *Illinois*
COUNTY OF *Cook*

This instrument was acknowledged before me on *July 28, 2018*, by EDWARD DENK, Co-Trustee, under THE DENK FAMILY TRUST dated March 22, 2013.



Notary signature: *Miguel Alcacio*
Printed name: *Miguel Alcacio*
My commission expires: *10/20/21*

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

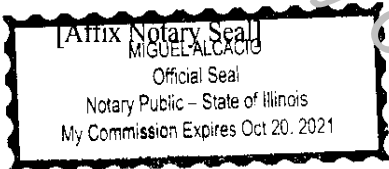
GRANTOR

THE DENK FAMILY TRUST dated March 22, 2013

Connie Denk
CONNIE DENK, Co-Trustee

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on July 28, 2018 by CONNIE DENK, Co-Trustee, under THE DENK FAMILY TRUST dated March 22, 2013.



Notary signature: Miguel Alcaicis
Printed name: Miguel Alcaicis
My commission expires: 10/20/21

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

Connie Denk
Signature of Buyer/Seller/Representative

28-18
Date

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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STATEMENT BY GRANTOR AND GRANTEE

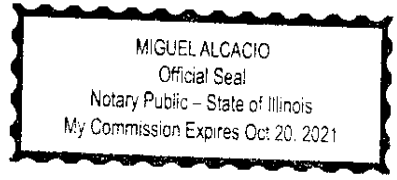
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: July 28, 2018

Signature: Edmond Donk
Grantor or Agent

Subscribed and sworn to before me by the said grantor this 28 day of July, 2018.

Notary Public dujg...



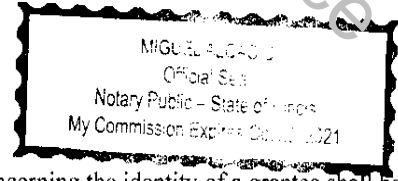
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: July 28, 2018

Signature: Connie Donk
Grantee or Agent

Subscribed and sworn to before me by the said grantee this 28 day of July, 2018.

Notary Public dujg...



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 the provisions of Section 4 of the Illinois Real Estate Transfer Act.)

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EXHIBIT A

[Legal Description]

LOT 4 IN I.J. SCHILLER'S RESUBDIVISION OF LOTS 16 TO 30, BOTH INCLUSIVE, OF HRUBY'S RESUBDIVISION OF LOTS 1 TO 48, BOTH INCLUSIVE, IN BLOCK 60 IN WILSON'S RESUBDIVISION OF BLOCKS 60 AND 67 IN NORWOOD PARK, IN SECTIONS 6 AND 7, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO VACATED ALLEY IN WILSON'S RESUBDIVISION AFORESAID, 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.