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Doc#: 1829719323 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/24/2018 01:12 PM Pg: 1 of 4

Dec ID 20181001616591
ST/CO Stamp 1-602-743-456
City Stamp 2-042-033-312

QUITCLAIM DEED 1806530I/VRTC

GRANTOR, SUSAN W. SWANSON, formerly known as SUSAN B. WAYLAND, a married woman, joined by her spouse, JOSEPH C. SWANSON (herein, "Grantor"), whose address is 2021 N. Larrabee St., Chicago, IL 60614, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, JOSEPH C. SWANSON and SUSAN W. SWANSON, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 2021 N. Larrabee St., Chicago, IL 60614, 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: 2021 N. Larrabee St., Chicago,
IL 60614

Permanent Index Number: 14-33-129-062-0000

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 ~~18~~ day of OCTOBER, 2018.

19

SWS

**MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
401 S. LASALLE ST. #1502
CHICAGO, IL 60605**
When recorded return to:
JOSEPH C. SWANSON
SUSAN W. SWANSON
2021 N. LARRABEE ST.
CHICAGO, IL 60614

Send subsequent tax bills to:
JOSEPH C. SWANSON
SUSAN W. SWANSON
2021 N. LARRABEE ST.
CHICAGO, IL 60614

This instrument prepared by:
LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

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GRANTOR

SUSAN W. SWANSON, formerly known as SUSAN B. WAYLAND

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on 10/19/2018, by SUSAN W. SWANSON, formerly known as SUSAN B. WAYLAND.

[Affix Notary Seal]

Notary Signature:
Printed name: Maria E. Guerrero
My commission expires: 5/28/2022



GRANTOR

JOSEPH C. SWANSON

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on 10/19/2018, by JOSEPH C. SWANSON.

[Affix Notary Seal]

Notary Signature:
Printed name: Maria E. Guerrero
My commission expires: 5/28/2022



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

Signature of Buyer/Seller/Representative

10/19/2018
Date

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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 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 ILLINOIS.

Dated 10/19/2018

SIGNATURE [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Maria E. Guerrero this 19 (th) day of October 2018.

Notary Public [Signature]



THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES 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, OR OTHER 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.

Dated: 10/19/18

SIGNATURE [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Maria E. Guerrero this 19 (th) day of October, 2018.

Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

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EXHIBIT A

[Legal Description]

PARCEL 1:

A PARCEL OF LAND BEING PART OF THE FOLLOWING DESCRIBED TRACT: LOTS 25 THROUGH 48 IN BLOCK 2 IN M. REICH'S RESUBDIVISION OF BLOCK 28 IN CANAL TRUSTEES' SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE DUE SOUTH ALONG THE EAST LINE OF SAID TRACT, 452.89 FEET; THENCE DUE WEST, 22.63 FEET TO THE PLACE OF BEGINNING; THENCE DUE NORTH, 26.30 FEET; THENCE SOUTH 80 DEGREES 00 MINUTES WEST, 21.91 FEET; THENCE NORTH 40 DEGREES 00 MINUTES WEST, 4.04 FEET; THENCE SOUTH 80 DEGREES 00 MINUTES WEST, 6.51 FEET; THENCE DUE WEST, 3.83 FEET; THENCE DUE SOUTH, 16.58 FEET; THENCE DUE EAST, 7.00 FEET; THENCE DUE SOUTH, 7.83 FEET; THENCE DUE EAST, 27.42 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCEL AS SET FORTH IN THE DECLARATION OF COVENANTS AND EASEMENTS, AND AS SHOWN ON PLAT ATTACHED THERETO, DATED AUGUST 10, 1971 AND RECORDED SEPTEMBER 17, 1971 AS DOCUMENT NO. 21625497 AND FILED AS DOCUMENT NO. LR2581839 AND CREATED BY DEED FROM WALPOLE POINT ASSOCIATES L.L.C. ET AL TO OZ PARK TOWNHOMES AND CONDOMINIUMS LLC RECORDED APRIL 13, 2004 AS DOCUMENT NOS. 0410441252 THROUGH 0410441259, BOTH INCLUSIVE.

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.