

UNOFFICIAL COPY

Doc#: 1833833005 Fee: \$56.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/04/2018 09:15 AM Pg: 1 of 5

Dec ID 20181201649426
ST/CO Stamp 0-487-279-264

QUITCLAIM DEED 1807792 IL/RTC

GRANTOR, BENJAMIN WUELLNER, who acquired title as BEN WUELLNER, an unmarried man, and KENNETH J. WELSH, an unmarried man (herein, "Grantor"), whose address is 1518 Monroe Street, Evanston, IL 60202, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, ~~BENJAMIN WUELLNER~~, an unmarried man (herein, "Grantee"), whose address is 1518 Monroe Street, Evanston, IL 60202, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois: ~~BEN WUELLNER~~

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 1518 Monroe Street, Evanston,
IL 60202

Permanent Index Number: 10-24-414-040-0000

Dec ID: 20181201649426

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 10 day of November, 2018.

CITY OF EVANSTON
EXEMPTION

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
401 S. LASALLE ST. #1502
CHICAGO, IL 60605

When recorded return *temp*

BENJAMIN WUELLNER
1518 MONROE STREET
EVANSTON, IL 60202

Send subsequent tax bills to:

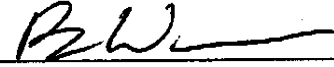
BENJAMIN WUELLNER
1518 MONROE STREET
EVANSTON, IL 60202

This instrument prepared by:

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

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GRANTOR



BENJAMIN WUELLNER, who acquired title as BEN WUELLNER

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on November 10, 2018, by BENJAMIN WUELLNER, who acquired title as BEN WUELLNER.

[Affix Notary Seal]

Notary Signature: Sparkle Walker
Printed name: Sparkle Walker
My commission expires: 2-17-2020



Property of Cook County Clerk's Office

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GRANTOR

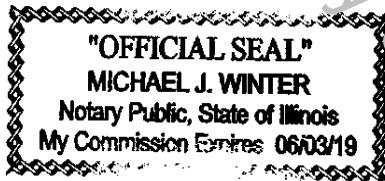
Kenneth J. Welsh
KENNETH J. WELSH

STATE OF ILLINOIS
COUNTY OF LAKE

This instrument was acknowledged before me on NOV. 9, 2018 by KENNETH J. WELSH.

[Affix Notary Seal]

Notary Signature: Michael J. Winter
Printed name: Michael J. Winter
My commission expires: June 9, 2019



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]
Signature of Buyer/Seller/Representative

11/10/2018
Date

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

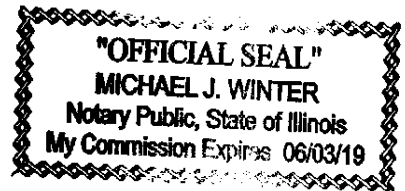
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: Nov. 9, 2018

Signature: *Harold J. Welsh*
Grantor of Agent

Subscribed and sworn to before me by the said Beneth J. Welsh this 9th day of November, 2018.

Notary Public *Michael J. Winter*



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: Nov. 10, 2018

Signature: *Beneth J. Welsh*
Grantee or Agent

Subscribed and sworn to before me by the said Benjamin Weillner this 10 day of November, 2018.

Notary Public *Sparkle Walker*



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 OLLIE E. SMILE REALTY COMPANY'S ADDITION TO EVANSTON, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE EAST 157 FEET THEREOF, ACCORDING TO THE PLAT OF SAID ADDITION RECORDED MAY 24, 1954 AS DOCUMENT NO. 15914672 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 herefrom. 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.