

UNOFFICIAL COPY

Doc#: 1908049123 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/21/2019 09:25 AM Pg: 1 of 4

QUIT-CLAIM DEED (Tenants by The Entirety)

Dec ID 20190301620795
ST/CO Stamp 1-923-329-440

The Grantors, **Arthur Boyce and Alice Boyce, husband and wife and Andrea M. Boyce, a unmarried woman,** for the consideration of TEN DOLLARS (\$10.00) and other considerations exchanged, convey and quit-claim to **Arthur Boyce and Alice Boyce, husband and wife,** of 11459 Twin Lakes Drive, Orland Park, Illinois, **tenants by the entirety,** all interest in the following described Real Estate, situated in the County of Cook, State of Illinois, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this State:

LOT 85 IN THE PRESERVE AT MARSHY CREEK-PHASE 3, BEING A SUBDIVISION OF PART OF THE SOUTHWEST ¼ AND THE PART OF THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 11459 Twin Lakes Drive, Orland Park, Illinois 60467

P.I.N.: 27-31-409-017

THE PREPARER OF THIS INSTRUMENT WAS NOT FURNISHED WITH AN ABSTRACT OF TITLE OR TITLE INSURANCE POLICY ON THE DESCRIBED PROPERTY AND THEREFORE EXPRESSES NO OPINION AS TO THE CONDITION OF TITLE.

This transaction is exempt from taxation pursuant to Paragraph E, Section 21-45 of the Real Estate Transfer Tax Law, 35 ILCS 200/31-45.

Dated: March 15, 2019



Arthur Boyce

190018892
Chicago Title Ins. Co.

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Sign and executed this 15 day of March, 2019.

Arthur Boyce
Arthur Boyce

Alice Boyce
Alice Boyce

Andrea M. Boyce
Andrea M. Boyce

STATE OF ILLINOIS,)
COUNTY OF Will) SS

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that Arthur Boyce, 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 he signed, sealed and delivered the said Instrument as his free and voluntary act, for the uses and purposes set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 15 day of March, 2019

STATE OF ILLINOIS)
COUNTY OF Will)
"OFFICIAL SEAL"
AUDRY ZOLECKI-NOLL
Notary Public, State of Illinois
My Commission Expires 6/25/2021
Audry Zolecki-Noll
Notary Public

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that Alice Boyce, 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, sealed and delivered the said Instrument as her free and voluntary act, for the uses and purposes set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 15 day of March, 2019

STATE OF ILLINOIS)
COUNTY OF Will)
"OFFICIAL SEAL"
AUDRY ZOLECKI-NOLL
Notary Public, State of Illinois
My Commission Expires 6/25/2021
Audry Zolecki-Noll
Notary Public

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that Andrea M. Boyce, personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said Instrument as her free and voluntary act, for the uses and purposes set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 15 day of March, 2019

"OFFICIAL SEAL"
AUDRY ZOLECKI-NOLL
Notary Public, State of Illinois
My Commission Expires 6/25/2021
Audry Zolecki-Noll
Notary Public

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Document prepared by:

Attorney Mark M. Berardi, 207 S. Water Street, Wilmington, Illinois 60481

Grantees' Address:

Arthur Boyce and Alice Boyce, 11459 Twin Lakes Drive, Orland Park, IL 60467

Send tax bill:

Arthur Boyce and Alice Boyce, 11459 Twin Lakes Drive, Orland Park, IL 60467

Record and return to:

Arthur Boyce and Alice Boyce, 11459 Twin Lakes Drive, Orland Park, IL 60467

Property of Cook County Clerk's Office

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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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

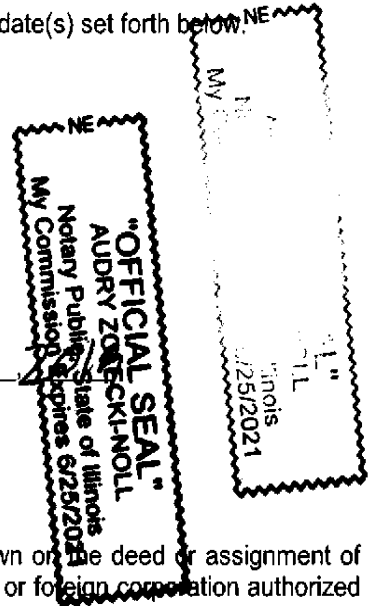
Dated: March 15, 2019

Arthur Boyce
Signature

Arthur Boyce
Print Name

Subscribed and sworn to before me this 15 of March

Judy Guccini
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 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

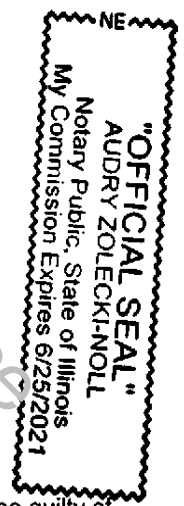
Dated: March 15, 2019

Arthur Boyce
Signature

Arthur Boyce
Print Name

Subscribed and sworn to before me this 15 of March, 2019

Judy Guccini
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.