

**QUIT CLAIM DEED
(Trustee to Individual)**

UNOFFICIAL COPY



Mail to:
James P. & Therese P. O'Hara
10639 S. Ridgeway Avenue
Chicago, Illinois 60655

Send Subsequent Tax Bills To:
James P. & Therese P. O'Hara
10639 S. Ridgeway Avenue
Chicago, Illinois 60655

Doc# 1908718085 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/28/2019 04:38 PM PG: 1 OF 3

THE GRANTOR, THERESE P. O'HARA, as Successor Trustee under the provisions of a deed in trust and delivered to said Successor Trustee in pursuance of a trust agreement dated the 15th day of April, 2008, and known as the Patricia H. Cronin Trust, of the City of Chicago, County of Cook, State of Illinois, in consideration of the sum of Ten and no/100 (10.00) Dollars, and for other good and valuable consideration in hand paid, does hereby CONVEY and QUIT CLAIM to JAMES P. O'HARA and THERESE P. O'HARA, husband and wife, not as Tenants in Common or as Joint Tenants, but as Tenants by the Entirety, 10639 S. Ridgeway Avenue, Chicago, Illinois 60655, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 2 (EXCEPT THE NORTH 2 FEET AND EXCEPT THE EAST 8 FEET THEREOF) IN THE RESUBDIVISION OF PARTS OF LOTS 25 AND 26 IN J.S. HOVLAND'S LAWNDALE AVENUE SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 6-2/3 ACRES THEREOF, IN COOK COUNTY, ILLINOIS.

TO HAVE AND TO HOLD said premises forever.

Subject to: Covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; existing leases and tenancies; special taxes or assessments for improvements not yet completed; installments not due at the date hereof of any special tax or assessment for improvements heretofore completed; general real estate taxes for the year 2018 and subsequent years.


This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said successor trustee by the terms of said deed or deeds in trust delivered to said successor trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) or record in said county given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

P.I.N.: 24-14-112-144-0000

Address of Real Estate: 10639 S. Ridgeway Avenue, Chicago, Illinois 60655

DATED this 27th day of March, 2019.

Therese P. O'Hara
THERESE P. O'HARA as Successor Trustee

REAL ESTATE TRANSFER TAX		28-Mar-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

24-14-112-144-0000 | 20190301633690 | 1-508-859-296

* Total does not include any applicable penalty or interest due.

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public, DO HEREBY CERTIFY that THERESE P. O'HARA, as Successor Trustee of the Patricia H. Cronin Trust dated April 15, 2008, 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

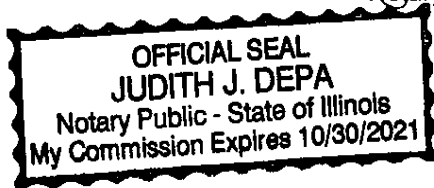
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acknowledge that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal
this 27th day of March, 2019.

Judith J. DePa
Notary Public



This instrument was prepared by:

Paul T. Napolski of URBAN & BURT, LTD.,
5320 W. 159th Street, Oak Forest, IL 60452



Exempt under Real Estate Transfer Tax Law
35 ILCS 200/31-45 sub par e and Cook
County Ord. 93-0-27 paragraph e

Theresa O'Hara

Grantor

3-27-19
Date

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REAL ESTATE TRANSFER TAX		28-Mar-2019
	COUNTY	0.00
	ILLINOIS	0.00
TOTAL:		0.00

24-14-112-144-0000 | 20190301633690 | 2-057-469-344

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ATTORNEYS' TITLE GUARANTY FUND, INC.

STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or 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 and hold title to real estate under the laws of the State of Illinois.

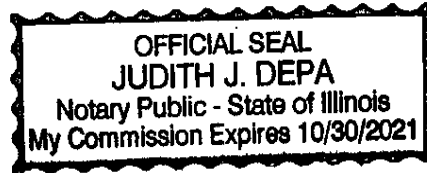
Dated 3-27-19

Signature of Grantor or Agent

Subscribed and sworn to before me this

27 day of March, 2019
Day Month Year

Notary Public



The grantee or the grantee's 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.

Dated 3-27-19

Signature of Grantee or Agent

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.)

Subscribed and sworn to before me this

27 day of March, 2019
Day Month Year

Notary Public

