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Doc# 1910206100 Fee \$44.00  
 SHSP FEE: \$9.00 RPRF FEE: \$1.00  
 AFFIDAVIT FEE: \$2.00  
 EDWARD M. MOODY  
 COOK COUNTY RECORDER OF DEEDS  
 DATE: 04/12/2019 11:41 AM PG: 1 OF 4

After Recording Return to:

Amrock  
662 Woodward Avenue  
Detroit, MI 48226

Instrument Prepared By:

Kimberly Vereb, Esq.  
1174 Red Dunes Run  
Avon, IN 46123  
IL Bar ID No. 6244816

Mail Tax Statements To:

Marsha H. Lazar and  
Bradley Lazar  
6957 N. Western Avenue, Unit I  
Chicago, IL 60645

Tax Parcel ID Number:

11-31-113-029-0000

Order Number:

65293786

*Record 1st*  
*81254551*  
*65293786-4848536 0*

**QUITCLAIM DEED**

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: Marsha H. Lazar Trustee, date 2/14/19  
MARSHA H. LAZAR, as Trustee of THE MARSHA H. LAZAR TRUST DATED  
JULY 19, 1990

Dated this 14 day of FEB, 2019. WITNESSETH, that, **MARSHA H. LAZAR**, as Trustee of **THE MARSHA H. LAZAR TRUST DATED JULY 19, 1990**, whose address is 6957 N. Western Avenue Unit I, Chicago, IL 60645, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto **MARSHA H. LAZAR**, as Trustee of **THE MARSHA H. LAZAR TRUST DATED JULY 19, 1990**, and **BRADLEY LAZAR**, a married man, whose address is 6957 N. Western Avenue Unit I, Chicago, IL 60645, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 6957 N. Western Avenue Unit I, Chicago, IL 60645, and legally described as follows, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Assessor's Parcel Number: 11-31-113-029-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

In all references herein to any parties, persons, entities or corporations, the use of any particular

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gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor on the date first written above.

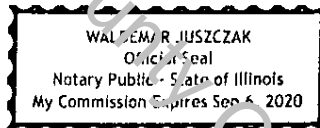
*Marsha H. Lazar Trustee*  
**MARSHA H. LAZAR, as Trustee of THE MARSHA H. LAZAR TRUST DATED JULY 19, 1990**

STATE OF IL )  
 )  
COUNTY OF Cook ) ss.

I, ~~MARSHA H. LAZAR~~ *WALDEMAR JUSZCZAK*, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **MARSHA H. LAZAR, as Trustee of THE MARSHA H. LAZAR TRUST DATED JULY 19, 1990**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, read and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand official seal this 14 day of FEB. 2019.

*WJ*  
Notary Public  
My Commission Expires: 9-6-20



REAL ESTATE TRANSFER TAX		12-Apr-2019
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

11-31-113-029-0000 | 20190101687058 | 1-143-878-560

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

REAL ESTATE TRANSFER TAX		12-Apr-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

11-31-113-029-0000 | 20190101687058 | 2-026-705-824

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## EXHIBIT A LEGAL DESCRIPTION

The following described property, situated in the County of Cook, State of Illinois, to wit:

### PARCEL 1:

That part of the Northern 1/2 of Lots 5 to 11, both inclusive (except therefrom that part of Lots 8, 9, 10 and 11 taken for widening of North Western Avenue) in John Short's Subdivision of Lots 11, 12 and 13 in Block 4 in Keeney's Addition to Rogers Park, a Subdivision in the Northwest 1/4 of Section 31, Township 41 North, Range 14, East of the Third Principal Meridian. ALSO, a strip of land 10 feet wide formerly an alley lying West of and adjoining Lot 7 and East of and adjoining Lots 8, 9, 10 and 11 in John Short's Subdivision aforesaid; taken as a tract lying East of a line 31.19 feet West of the Northeast corner, as measured along the North line, said line being drawn at right angles to the North line thereof, all in Cook County, Illinois.

### PARCEL 2:

Easements appurtenant to and for the benefit of Parcel 1 as set forth and defined in the Declaration of Easements recorded as Document No. 00632142 for ingress and egress, all in Cook County, Illinois.

Being the same property conveyed from MARSHA H. LAZAR, married to SHELDON LAZAR, to MARSHA H. LAZAR, as Trustee of THE MARSHA H. LAZAR TRUST DATED JULY 19, 1990, by Deed dated May 20, 2004, recorded June 4, 2004, as Document No. 0415639067 in Cook County Records.

Property Address: 6957 N. Western Avenue Unit I, Chicago, IL 60645

Assessor's Parcel No.: 11-31-113-029-0000



\*U06930492\*

1371 3/7/2019 81254551/1

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 2 | 14 | 2019

SIGNATURE: Marsha H. Lazar Trustee  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

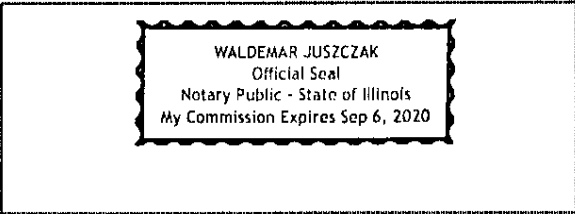
WALDEMAR JUSZCZAK

By the said (Name of Grantor): Marsha H. Lazar, Trustee

On this date of: 2 | 14 | 2019

NOTARY SIGNATURE: [Signature]

**AFFIX NOTARY STAMP BELOW**



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 2 | 14 | 2019

SIGNATURE: Marsha H. Lazar  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

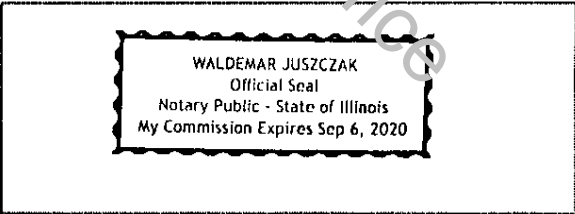
WALDEMAR JUSZCZAK

By the said (Name of Grantee): Marsha H. Lazar

On this date of: 2 | 14 | 2019

NOTARY SIGNATURE: [Signature]

**AFFIX NOTARY STAMP BELOW**



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)