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1913606008

Doc# 1913606008 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/16/2019 10:33 AM PG: 1 OF 3

Quitclaim Deed

Statutory (ILLINOIS)

THE GRANTOR, Thomas J. Ward, a widower, as sole surviving partner of W & S Properties, a partnership operating in Illinois, of Cook County, of the State of Illinois for and in consideration of TEN (\$10.00) DOLLARS, in hand paid, convey(s) and quitclaims to 4949 Irving, LLC, an Illinois limited liability company, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:



(Legal Description attached)

hereby releasing and waiving all rights under and by virtue of the homestead Exemption Laws of the State of Illinois, To have and to hold said premises forever.

Subject to: covenants, conditions and restrictions of record; public and utility easements of record; mortgage.

PIN Nos: 13-21-202-049-0000; 13-21-202-045-0000. Address of Real Estate: 4949 W. Irving Park Rd., Chicago, IL 60641
Dated this February 1, 2012


Thomas J. Ward (SEAL)


| REAL ESTATE TRANSFER TAX | | 16-May-2019 |
|---|-----------|-------------|
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |

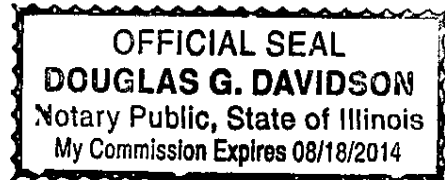
13-21-202-049-0000 | 20190501674776 | 1-334-409-120


State of Illinois, County of Cook: ss,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Thomas J. Ward, a widower, as sole surviving partner of W & S Properties, a partnership operating in Illinois, personally known to me to be the same person(s) whose name(s) 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 therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 1st day of February 2012


Notary Public



| REAL ESTATE TRANSFER TAX | | 16-May-2019 |
|--|----------|-------------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |

13-21-202-049-0000 | 20190501674776 | 1-414-762-400

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

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This instrument was prepared by: Douglas G. Davidson, 6472 N. Lehigh, Chicago, IL 60646

Legal Description:

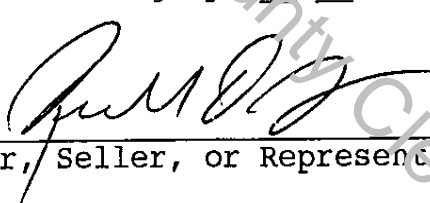
Lot 49 (except the East 7.5 feet thereof) in Grayland Park Addition to Chicago, Subdivision of the North 1/2 of the North East 1/4 of Section 21, Township 40 North, Range 13, East of the Third Principal Meridian;

ALSO

Lot A in the Consolidation of Lots 50, 51, and 52 in Grayland Park Addition to Chicago, a Subdivision of North 1/2 of the North East 1/4 of Section 21, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Exempt under provisions of Paragraph e Section 31-45,
Property Tax Code.

4/15/19
Date


Buyer, Seller, or Representative

Send tax bills to: Thomas J. Ward
2400 N. Lakeview, #2604
Chicago IL 60614

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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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

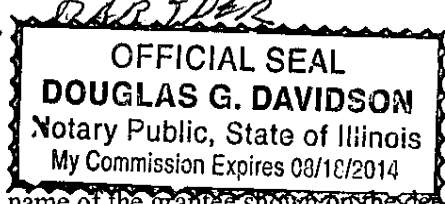
Date February 1, 2012

Signature: Thomas J. Ward

Grantor or Agent

Subscribed and sworn to before me by the said THOMAS J. WARD, PARTNER this 1st day of February, 2012.

Notary Public Douglas G. Davidson



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 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

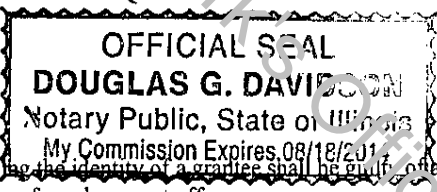
Date February 1, 2012

Signature: Thomas J. Ward

Grantee or Agent

Subscribed and sworn to before me by the said THOMAS J. WARD, MEMBER this 1st day of February.

Notary Public Douglas G. Davidson



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.

(Attached 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 Tax Act.)