

UNOFFICIAL COPY

QUIT CLAIM DEED
ILLINOIS STATUTORY

Record and Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

25003349



Doc# 1913718038 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/17/2019 01:19 PM PG: 1 OF 3

THE GRANTOR(S) THEODORE R. NICOLAI, of the City of Las Vegas, County of Clark, State of Nevada for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS his undivided 50% to THEODORE NICOLAI, of 6339 W. Hyacinth Avenue, Chicago, Illinois 60646 of the State of IL of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

LOT 6 IN BLOCK 8 IN FRANK A. ROCKHOLD'S SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes for 2018 year and subsequent years, if any.

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

Permanent Real Estate Index Number(s): 13-05-119-020-0000

Address of Real Estate: 6339 W. HYACINTH AVENUE, CHICAGO, ILLINOIS 60646

Dated this 9th day of April, 2019.

THEODORE R. NICOLAI

REAL ESTATE TRANSFER TAX

17-May-2019



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-05-119-020-0000 | 20190501662641 | 2-010-533-792

* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX

17-May-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

13-05-119-020-0000 | 20190501662641 | 1-661-800-352

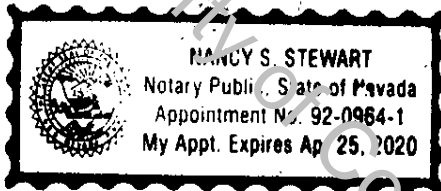
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STATE OF Nevada COUNTY OF Clark

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **THEODORE R. NICOLAI**, 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 they signed, sealed and delivered the said instrument as their 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 9th day of April, 2019.

Nancy S. Stewart (Notary Public)



EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31-45, REAL ESTATE TRANSFER TAX LAW

DATE: 04-09-2019

Theodore Nicolai
Signature of Buyer, Seller or Representative

Prepared by:

Rock Fusco & Connelly, LLC
Patrick Clancy
321 N. Clark Street, Suite 2200
Chicago, IL 60654

Mail to:

Rock Fusco & Connelly, LLC
Patrick Clancy
321 N. Clark Street, Suite 2200
Chicago, IL 60654

Name and Address of Taxpayer:

Theodore Nicolai
6339 W. Hyacinth Avenue
Chicago, Illinois 60646

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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.

Dated April 19, 2019

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the

said AGENT

this late day of April, 2019

[Handwritten Signature]
Notary Public



The grantee 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.

Dated April 19, 2019

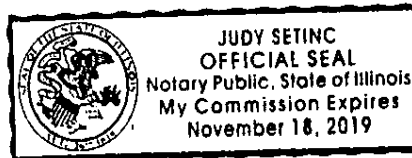
Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the

said AGENT

this late day of April, 2019

[Handwritten Signature]
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 of 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)