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Doc#: 1915510029 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/04/2019 10:44 AM Pg: 1 of 4

Return To

Roy E. Dunsmore, Jr. and Cathy
Dunsmore
3923 N Pacific Ave
Chicago, IL 60634

Dec ID 20190501690091
ST/CO Stamp 0-701-513-632
City Stamp 0-253-386-656

This Instrument Prepared by:

Timothy P. McHugh, LTD
Attorney
360 W. Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:

Roy E. Dunsmore, Jr. and Cathy
Dunsmore
3923 N Pacific Ave
Chicago, IL 60634

Order #: SC19010981

This space for recording information only

QUITCLAIM DEED

SC 19010981
FIDELITY NATIONAL TITLE

Tax Exempt under E

Catherine Viola
CATHERINE VIOLA

5/24/19
Date

GRANTOR,

CATHERINE VIOLA, single woman
3923 N Pacific Ave
Chicago, IL 60634

for and in consideration of ZERO AND 00/100 DOLLARS (\$0.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to

GRANTEE,

ROY E. DUNSMORE, JR. and CATHY DUNSMORE, husband and wife
3923 N Pacific Ave
Chicago, IL 60634

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

PIN: 12-24-100-012-0000

Property Address: 3923 N Pacific Ave, Chicago, IL 60634

Preparer has examined no underlying title documentation regarding this deed

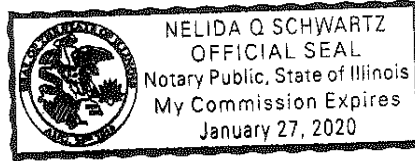
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IN TESTIMONY WHEREOF, witness the signatures of the Grantors on the date first written above.

Catherine Viola
CATHERINE VIOLA

5/24/19
Date

State of Illinois




County of COOK

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 24 day of May, 2019, by CATHERINE VIOLA, who are personally known to me or produced Drivers Lic as identification and who signed this instrument willingly.



[Signature]
NOTARY SIGNATURE

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

REAL ESTATE TRANSFER TAX		31-May-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

12-24-100-012-0000 | 20190501690091 | 0-253-386-656

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

REAL ESTATE TRANSFER TAX		31-May-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

12-24-100-012-0000 | 20190501690091 | 0-701-513-632

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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 assignment of beneficial interest in land trust is either a. natural person, and 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 title to real estate under the laws of the State of Illinois.

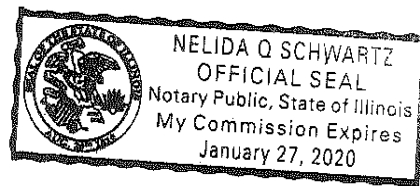
Dated 5-24-19, 2019

Signature: Catherine Viola

Grantor or Agent

Subscribed and sworn to before

Me by the said Catherine Viola
this 24 day of May, 2019.



NOTARY PUBLIC [Signature]

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 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.

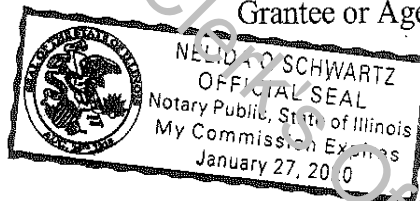
Date 5-24-19, 2019

Signature: Roy Dunsmore

Grantee or Agent

Subscribed and sworn to before

Me by the said Roy E Dunsmore
This 24 day of May, 2019.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

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EXHIBIT "A"

THE NORTH 30.00 FEET OF THE SOUTH 934.00 FEET OF LOT 4 LYING EAST OF THE EAST LINE OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CIRCUIT COURT PARTITION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23 ALSO THE WEST 6 2/3 RODS OF THE NORTH 120 RODS OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office