

UNOFFICIAL COPY

Doc#: 1915706061 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/06/2019 11:57 AM Pg: 1 of 4

Dec ID 20190601691330
ST/CO Stamp 0-543-219-616
City Stamp 0-013-746-080

QUITCLAIM DEED 1903775 IL/RTC

GRANTOR, 1406 N. CAMPBELL, LLC, an Illinois limited liability company (herein, "Grantor"), whose address is 942 N. Howe St., Chicago, IL 60610, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, **CONVEYS AND QUITCLAIMS** to **GRANTEE**, GREGORY M. FORDON, SR. and LYNN M. FORDON, husband and wife, whose address is 950 W. Berwyn Ave. #2, Chicago, IL 60640, and GREGORY M. FORDON, JR., an unmarried man, whose address is 942 N. Howe St., Chicago, IL 60610, as joint tenants with right of survivorship (herein, "Grantee"), all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 1406 N Campbell Ave, Chicago,
IL 60622

Permanent Index Number: 16-01-213-044-0001

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 07 day of May, 2019.

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
401 S. LASALLE ST. #1502
CHICAGO, IL 60605

When recorded return to:

GREGORY M. FORDON, SR. *SR/P*
LYNN M. FORDON
GREGORY M. FORDON, JR.
950 W. BERWYN AVE. #2
CHICAGO, IL 60640

Send subsequent tax bills to:

GREGORY M. FORDON, SR.
LYNN M. FORDON
950 W. BERWYN AVE. #2
CHICAGO, IL 60640

This instrument prepared by:

LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

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GRANTOR

1406 N. CAMPBELL, LLC, an Illinois limited liability company

By: Gregory Mark Forder
Printed Name: Gregory Mark Forder
Title: Manager

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on May 17, 2019 by Steadfast Land LLC, as Gregory Mark Forder of 1406 N. CAMPBELL, LLC, an Illinois limited liability company.

[Affix Notary Seal]

Notary signature: Danielle Morgan
Printed name: Danielle Morgan
My commission expires: 7-30-22



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

Gregory Mark Forder JR. Manager 5/17/19
Signature of Buyer/Seller/Representative Date

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EXHIBIT A

[Legal Description]

LOT 22 IN BLOCK 6 IN WINSLOW, JACOBSON AND TALLMAN'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property is NOT the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

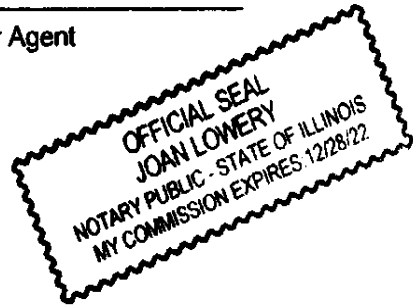
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STATEMENT OF GRANTOR/GRANTEE

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 title to real estate under the laws of the State of Illinois.

Dated May 17, 2019 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before
Me by the said Jean Lowery
this 17th day of May, 2019
Notary Public: [Signature]



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 title to real estate under the laws of the State of Illinois.

Dated May 17, 2019 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
Me by the said Jean Lowery
this 17th day of May, 2019
Notary Public: [Signature]

