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EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/24/2019 12:04 PM PG: 1 OF 6

Instrument Prepared By:

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

Mail Tax Statements To:

Alena Ford
7234 West Berwyn Avenue,
Chicago, IL 60656

Tax Parcel ID Number:

12-12-215-034-0000

Order Number:

65467730 - 4966290

Record 1st
8130 3849

QUITCLAIM DEED

Dated this 13 day of MARCH, 2019. WITNESSETH,
that, **MATT FORD**, unmarried, whose address is 7234 W Berwyn Ave #, 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 into **ALENA FORD**, unmarried, whose
address is 7234 West Berwyn Avenue, Chicago, IL 60656 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 7234 West Berwyn Avenue, Chicago, IL 60656, and
legally described as follows, to wit:

The following described property:

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

Assessor's Parcel Number: 12-12-215-034-0000

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

Transfer pursuant to Judgment of Dissolution of Marriage entered November 29, 2018 in Cook
County, Illinois, Case No. 18 D 7770, between ALENA FORD and MATT FORD.

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

S Y
P 6
S —
M —
SC Y
E —
INT #

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Attached to and becoming a part of Deed between MATT FORD, unmarried, as Grantor(s), and ALENA FORD, unmarried, as Grantee(s).

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

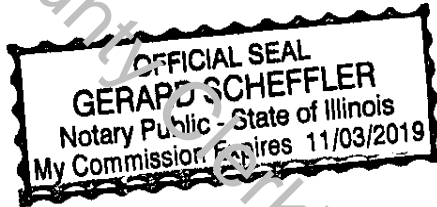
Matt Ford
MATT FORD


STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.



I, GERARD SCHEFFLER, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **MATT FORD**, 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, sealed 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 13 day of JANUARY 2019.

[Signature]
Notary Public
My Commission Expires: 11/03/19



REAL ESTATE TRANSFER TAX		24-Jun-2019
	CHICAGO:	172.50
	CTA:	69.00
	TOTAL:	241.50 *

REAL ESTATE TRANSFER TAX		24-Jun-2019
	COUNTY:	11.50
	ILLINOIS:	23.00
	TOTAL:	34.50

12-12-215-034-0000 | 20190301617248 | 1-494-110-304

12-12-215-034-0000 | 20190301617248 | 1-129-246-816

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

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EXHIBIT A LEGAL DESCRIPTION

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

Lot 123 in Oriole Park Village Second Addition being a subdivision of part of Lot 4 of A. Hemmingway's Subdivision of part of the Southeast 1/4 of Section 1, and part of the Northeast 1/4 of Section 12 Township 40 North, Range 12 East of the Third Principal Median in Cook County, Illinois.

Being the same property conveyed from FRANCESCA CALEFATI, married to BOJIDAR GRIGOROV, to MATT FORD, by Deed dated September 23, 2004, recorded October 7, 2004, as Document No. 0428105282 in Cook County Records.

Property Address: 7274 West Berwyn Avenue, Chicago, IL 60656

Assessor's Parcel No.: 12-12-215-034-0000



•U06988776•

1371 6/4/2019 8130384971

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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: 03 | 19 | , 20

SIGNATURE: *Matt Ford*
GRANTOR or AGENT

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

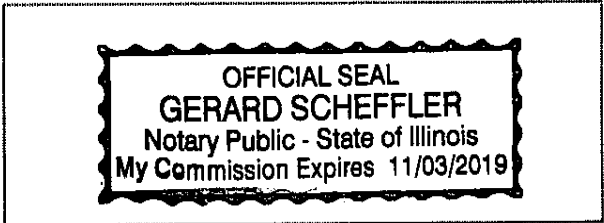
Subscribed and sworn to before me, Name of Notary Public: *GERARD SCHEFFLER*

By the said (Name of Grantor): MATT FORD

On this date of: 03 | 19 | , 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: _____ | _____ | , 20

SIGNATURE: _____
GRANTEE or AGENT

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

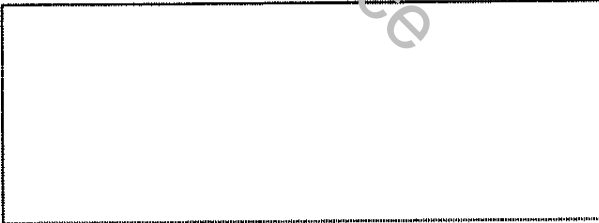
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): ALENA FORD

On this date of: _____ | _____ | , 20

NOTARY 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)

UNOFFICIAL COPY

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: 03 | 19 | 20

SIGNATURE: [Signature]
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:

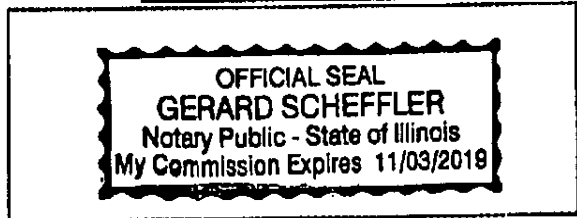
[Signature]

By the said (Name of Grantor): MATT FORD

AFFIX NOTARY STAMP BELOW

On this date of: 03 | 19 | 2019

NOTARY SIGNATURE: [Signature]



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: May 120 | 2019

SIGNATURE: [Signature]
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:

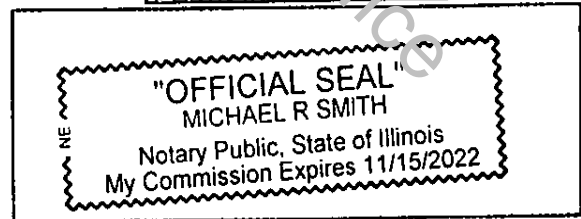
[Signature]

By the said (Name of Grantee): ALENA FORD

AFFIX NOTARY STAMP BELOW

On this date of: May 120 | 2019

NOTARY SIGNATURE: [Signature]



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)

UNOFFICIAL COPY

AFFIDAVIT - PLAT ACT

RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

ss


COUNTY OF COOK)

Alena Ford, being duly sworn on oath, states that she resides at 7234 West Berwyn Avenue, Chicago, IL 60656 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision, which does not involve any new streets or easements of access.
4. The sale or exchange of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

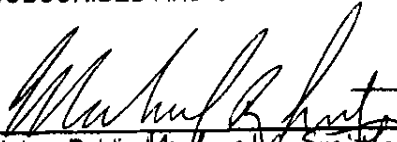
CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.



 Alena Ford

SUBSCRIBED AND SWORN to before me this 20th day of May, 2019



 Notary Public Michael R. Smith
 My commission expires: 11/15/2022

