

# UNOFFICIAL COPY

**QUITCLAIM DEED**

File # *CBC-IL-83676*

GRANTOR, DONALD SWANSON and JANET SWANSON, husband and wife, and GREGORY A. SWANSON, a married person, joined by his spouse, LYDIA T. SWANSON (herein, "Grantor"), whose address is 7542 West Forest Preserve (D.R.), Chicago, IL 60634, 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 A. SWANSON and LYDIA T. SWANSON, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 7542 West Forest Preserve (D.R.), Chicago, IL 60634, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:



\*1919634059\*

Doc# 1919634059 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/15/2019 11:54 AM PG: 1 OF 5

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 7542 WEST FOREST PRESERVE  
D.R., CHICAGO, IL 60634

Permanent Index Number: 12-24-200-061-0000

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. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

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 24 day of June, 2019

GRANTOR

*Donald Swanson*  
DONALD SWANSON

**Requested by & Return to:**  
**Advantage Title, LLC**  
**137 Main Street**  
**Bay St. Louis, MS 39520**

19-022374 (L.B)

REAL ESTATE TRANSFER TAX	15-Jul-2019
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	15-Jul-2019
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

12-24-200-061-0000 | 20190701629764 | 1-761-412-192

12-24-200-061-0000 | 20190701629764 | 1-483-372-640

Total does not include any applicable penalty or interest due.

S Y  
P 5/66  
S N  
M Y  
SC Y  
E Y  
INT Y/W

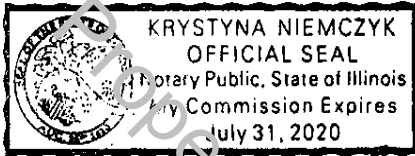
# UNOFFICIAL COPY

STATE OF ILLINOIS  
COUNTY OF COOK

This instrument was acknowledged before me on 24<sup>th</sup> JUNE, 2019, by DONALD SWANSON.

[Affix Notary Seal]

Notary Signature: *Krzyszyna Niemczyk*  
Printed name: KRYSZYNA NIEMCZYK  
My commission expires: 07-31-2020



GRANTOR

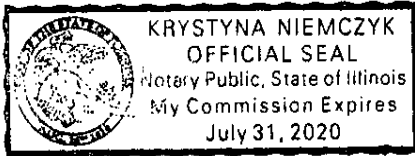
*Janet Swanson*  
JANET SWANSON

STATE OF ILLINOIS  
COUNTY OF COOK

This instrument was acknowledged before me on 24<sup>th</sup> JUNE, 2019, by JANET SWANSON.

[Affix Notary Seal]

Notary Signature: *Krzyszyna Niemczyk*  
Printed name: KRYSZYNA NIEMCZYK  
My commission expires: 07-31-2020



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

GRANTOR

GREGORY A. SWANSON

STATE OF ILLINOIS  
COUNTY OF COOK

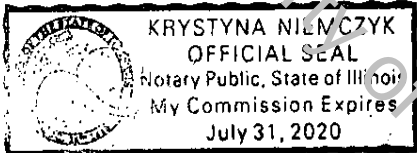
This instrument was acknowledged before me on 24<sup>th</sup> JUNE 2019, by GREGORY A. SWANSON.

[Affix Notary Seal]

Notary Signature:

Printed name: KRYSZYNA NIEMCZYK

My commission expires: 07-31-2020



GRANTOR

LYDIA T. SWANSON

STATE OF ILLINOIS  
COUNTY OF COOK

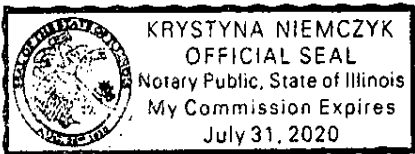
This instrument was acknowledged before me on 24<sup>th</sup> JUNE 2019, by LYDIA T. SWANSON.

[Affix Notary Seal]

Notary Signature:

Printed name: KRYSZYNA NIEMCZYK

My commission expires: 07-31-2020



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/51-15(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

Signature of Buyer/Seller/Representative

6/26/19

Date

# UNOFFICIAL COPY

## EXHIBIT A

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 43 IN BLOCK 5 IN VOLK BROTHERS IRVING PARK BOULEVARD SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST FRACTIONAL 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE INDIAN BOUNDARY LINE EXCEPT THE WEST 10 FEET THEREOF AND ALSO THE RIGHT OF WAY OF THE CHICAGO TERMINAL RAILROAD ACCORDING TO THE PLAT RECORDED OCTOBER 16, 1922 AS DOCUMENT NUMBER 7681262 IN COOK COUNTY, ILLINOIS.

Parcel ID: 12-24-200-061-0000

Commonly known as 7542 West Forest Preserve Drive, Chicago, IL 60634

This property constitutes 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.*

Send subsequent tax bills to:  
GREGORY A. SWANSON  
LYDIA T. SWANSON  
7542 W. FOREST PRESERVE AVE  
CHICAGO, IL 60634

This instrument prepared by:  
STEVEN A. WILLIAMS, ESQ.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

**\* Requested by & Return to:**  
**Advantage Title, LLC**  
**137 Main Street**  
**Bay St. Louis, MS 39520**

# UNOFFICIAL COPY

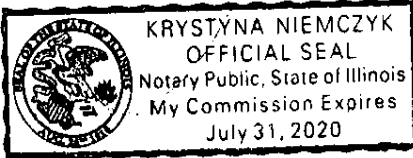
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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: 6/24/19 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said EDWARD SWANSON, JANET SWANSON, GREGORY A. SWANSON, LYDIA T. SWANSON, this 24<sup>th</sup> day of JUNE, 20 19.

Notary Public [Signature]

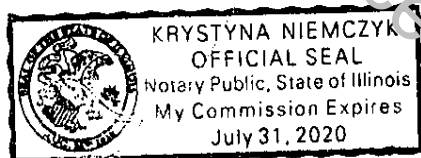


The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 6/24/19 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said GREGORY A. SWANSON, LYDIA T. SWANSON, this 24<sup>th</sup> day of JUNE, 20 19.

Notary Public [Signature]



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.

(Attach 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 Act.)