

UNOFFICIAL COPY

QUIT CLAIM DEED

Mail to:
James J. Roche & Associates
920 N. York Rd., Ste 210
Hinsdale, IL 60521



Doc# 1921134072 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/30/2019 11:01 AM PG: 1 OF 3

NAME & ADDRESS OF TAXPAYER:

Kevin Snyder
418 S. Washington St.
Hinsdale, IL 60521

THIS DEED IS EXEMPT FROM TAXATION UNDER 35 ILCS 200/31-45
PARAGRAPH (e) AND COOK COUNTY REAL PROPERTY TRANSFER
TAX ORDINANCE SECTION 74-106 PARAGRAPH (e)

THE GRANTOR(S) TWKS, L.L.C., an Illinois limited liability company with its principal place of business located in Dupage County, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND QUIT CLAIM(S) to Kevin Snyder and Katherine N. Snyder, of Hinsdale, County of Dupage, State of Illinois, in Joint Tenancy, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. ***NOT A HOMESTEAD PROPERTY

Permanent Index Number(s): 17-04-215-072-1022

Property Address: 1309 N. Wells St., Unit 705, Chicago, Illinois 60610

Dated this 16 day of July, 2019.

TWKS, L.L.C.
By: Kevin Snyder
Its: Manager

STATE OF ILLINOIS)
COUNT OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kevin Snyder is personally known to me to be the same person(s) whose name(s) is (are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the instrument as her 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 notarial seal this 16 day of July, 2019.

Notary Public

My Commission expires on June 24, 2022



S ✓
P 3
S 1
M -
SC -
E -
INT ✓

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LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 705 IN THE MICHAELS TERRACE CONDOMINIUM AS DELINIATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 104, 105 AND 106 SHELDON'S SUBDIVISION OF LOTS 61 TO 90 IN BRONSON'S ADD TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;


WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT #91074681 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. 62 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 91074681.



PERMANENT INDEX NUMBER (PIN): 17-04-215-072-1022

1309 N. Wells St., Unit 705, Chicago, Illinois 60610

REAL ESTATE TRANSFER TAX		30-Jul-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-04-215-072-1022 | 20190701645297 | 1-688-702-048

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

REAL ESTATE TRANSFER TAX		30-Jul-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-04-215-072-1022 | 20190701645297 | 0-180-593-760

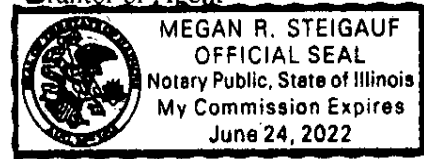
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STATEMENT BY GRANTOR AND GRANTEE

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

Dated 7/16/19 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said Grantor
dated July 16, 2019

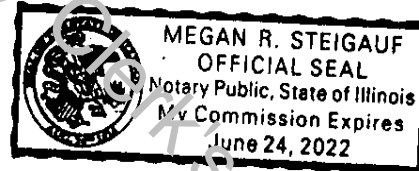


Notary Public Megan R. Steigauf

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 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 7/16/19 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said Grantee
dated July 16, 2019



Notary Public Megan R. Steigauf

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.