

UNOFFICIAL COPY

QUIT CLAIM DEED

PREPARED BY:
Louis A. Rascia
Griffith & Jacobson, LLC
20 N. Clark St. #3100
Chicago, IL 60602



Doc# 1923122188 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/19/2019 03:27 PM PG: 1 OF 3

THE GRANTORS, James Cox and Frances Cox, husband and wife, of 2025 Sherman Ave, Unit #503, Evanston, Illinois 60201, County of Cook, State of Illinois for the consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS to the GRANTEE, Frances Cox, not individually but as trustee of the Frances J. Cox Declaration of Trust dated December 16, 1994, the following Real Estate situated in the County of Cook, 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.

CITY OF EVANSTON
EXEMPTION

Address: 2025 Sherman Ave, Unit #503, Evanston, Illinois 60201
PIN: 11-18-105-046-1033

Dated this 15 day of August 2019.

James Cox

Frances Cox

STATE OF ILLINOIS)

) SS.

COOK COUNTY)

REAL ESTATE TRANSFER TAX

19-Aug-2019



COUNTY: 0.00

ILLINOIS: 0.00

TOTAL: 0.00

11-18-105-046-1033 | 20190801665799 | 0-654-557-792

I, the undersigned, a Notary Public, in and for the county and state aforesaid, DO HEREBY CERTIFY THAT James Cox and Frances Cox, known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act for the uses and purposes therein set forth, including the waiver of the right of homestead.

GIVEN under my hand and Notarial Seal, this 15 day of August 2019.



Bradley K Ruey
Notary Public

Exempt under provisions of Paragraph E, Section 4 of the Real Estate Transfer Act.

Date: 8-15-19 Signature: [Signature]

Grantor or Agent

Vertical stamps and handwritten marks on the right margin.

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LEGAL DESCRIPTION FOR

2025 Sherman Ave, Unit #503, Evanston, IL 60201

UNIT 503 IN SHERWOOD CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL)

LOT "A" IN PLAT OF CONSOLIDATION OF LOT 11 AND LOT 10 (EXCEPT THE SOUTH 10 FEET THEREOF) IN BLOCK 4 IN EVANSTON, IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 20, 1973 AND KNOWN AS TRUST NUMBER 32137 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22833053 AND FILED WITH THE REGISTRAR OF TITLES AS DOCUMENT LR2771214 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPT FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

PIN: 11-18-105-046-1033

Exempt under provisions of Paragraph E, Section 4 of the Real Estate Transfer Act.

Date: 8/15/19 Signature: _____

Grantor or Agent

PROPERTY OF Cook County Clerk's Office

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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: 7 | 30 | 2019

SIGNATURE:
GRANTOR or AGENT

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

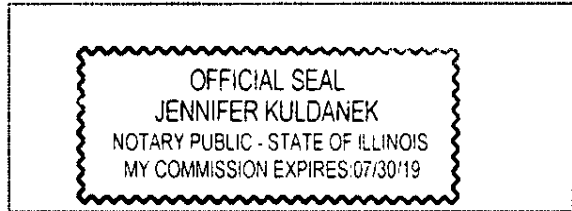
Subscribed and sworn to before me, Name of Notary Public: Jennifer Kuldaneck

By the said (Name of Grantor): James & Frances Cox

On this date of: 7 | 30 | 2019

NOTARY 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: 7 | 30 | 2019

SIGNATURE:
GRANTEE or AGENT

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

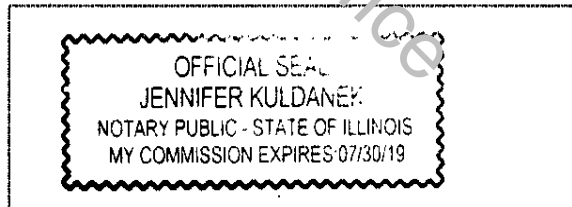
Subscribed and sworn to before me, Name of Notary Public: Jennifer Kuldaneck

By the said (Name of Grantee): Frances Cox

On this date of: 7 | 30 | 2019

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)**