

# UNOFFICIAL COPY

Doc#: 1926249435 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/19/2019 01:51 PM Pg: 1 of 3

## QUIT CLAIM DEED

WHEN RECORDED MAIL TO:  
Mr. Paul Biggins  
1140 Wesley Ave.  
Oak Park, IL 60304

Dec ID 20190901690154  
ST/CO Stamp 0-831-642-208

SEND TAX BILLS TO:  
Same as above

Above Space for Recorder's Use Only

The GRANTOR, Margaret Bidinger, married to Joseph Bidinger, of 111 Franklin Ave., River Forest, Illinois County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and QUITCLAIMS unto the GRANTEE, PAUL BIGGINS and Carla Kolovitz, as joint tenants with rights of survivorship and not as tenants in common, of 1015 S FERDINAND STREET, FOREST PARK, ILLINOIS 60301 Illinois, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

The North Eight and one-half (8 1/2) feet of Lot Twenty-seven (27) and all of Lot Twenty Eight (28) in Block Eight (8) in Swigarts' Subdivision of Lot Five (5) and the West Thirty -three feet of Lot Six (6) in the Subdivision of Section 18, Township 39 North, Range 13, East of the Third Principal Meridian, (except the West Half (1/2) of the South west Quarter) in Cook County, Illinois

Property Address: 1140 Wesley Ave., Oak Park, IL 60304

PIN: 16-18-416-014-0000



THIS IS NOT A HOMESTEAD PROPERTY

THIS INSTRUMENT HAS BEEN SENT FOR RECORDING BY PRAIRIE TITLE AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO THE EFFECT UPON TITLE.

Subject only to: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record. .

IN WITNESS WHEREOF, the GRANTOR, MARGARET BIDINGER, has caused her name to be signed to this instrument, dated this 17 of July, 2019.

  
Margaret Bidinger

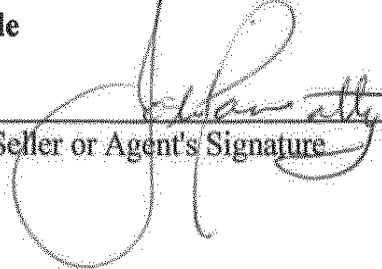
REAL ESTATE TRANSFER TAX		18-Sep-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-18-416-014-0000	20190901690154   0-831-642-208	

EXEMPTION APPROVED  
  
Steven E. Dinsner, CFO  
Village of Oak Park

# UNOFFICIAL COPY

**Exempt under Section 4 of the Illinois Real Estate Transfer Tax Act  
Paragraph E 35ILCS 200/31-45 Property Tax Code**

Dated 7/17/19

  
\_\_\_\_\_  
Seller or Agent's Signature

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

THIS INSTRUMENT HAS BEEN SENT FOR RECORDING  
BY PRAIRIE TITLE AS AN ACCOMMODATION ONLY.  
IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION  
OR AS TO THE EFFECT UPON TITLE.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO  
HEREBY CERTIFY that Margaret Bidinger, personally known to me to be the same persons  
whose names are subscribed to the foregoing instrument, appeared before me in person and  
acknowledged that she signed and delivered the same instrument as her free and voluntary act,  
for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 17<sup>th</sup> day of July 2019.

  
\_\_\_\_\_  
Notary Public

My commission expires  
**ROSEMARIE NOWICKI**  
Notary Public - State of Illinois  
My Commission Expires 5/03/2020

THIS INSTRUMENT WAS PREPARED BY:  
Jodiann N. Pacer  
Attorney At Law  
824 S. Scoville Ave.  
Oak Park, Illinois 60304

EXEMPTION APPROVED  
  
Steven E. Drazner, CFO  
Village of Oak Park

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown in 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 under the laws of the State of Illinois.

Dated 7-17-19, 2019

Signature: Margaret Bidinger  
Grantor or Agent

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, MARGARET BIDINGER, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and signed said instrument.

GIVEN under my hand and official seal, this 17<sup>th</sup> day of July, 2019.

My commission expires: 

Rosemarie Nowicki  
Notary Public

The Grantee or his agent affirms that, to the best of his knowledge, the name of the Grantee shown in 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 under the laws of the State of Illinois.


Dated 7/17, 2019

Signature: Paul Biggins  
Grantee or Agent

THIS INSTRUMENT HAS BEEN SENT FOR RECORDING BY PRAIRIE TITLE AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO THE EFFECT UPON TITLE.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, PAUL BIGGINS, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and signed said instrument.

GIVEN under my hand and official seal, this 17<sup>th</sup> day of July, 2019.

My commission expires: 

Rosemarie Nowicki  
Notary Public

EXEMPTION APPROVED  
Steven E. Drazner  
Steven E. Drazner, CFO  
Village of Oak Park