

UNOFFICIAL COPY

CORRECTIVE QUITCLAIM DEED

(this deed is being executed to correct the conveyance intended in prior Deed recorded as Document no. 1922716196)

RETURN TO:
FNC Title Services, LLC
1300 Piccard Drive
Suite 105
Rockville, MD 20850

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300

ARS 26373
Name and Address of Tax Payer:
Thomas C. Jansz, Trustee
7438 North Campbell Avenue
Chicago, IL 60645



Doc# 1926834131 Fee \$88.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/25/2019 11:26 AM PG: 1 OF 3

This space for recording information only

Exempt under provisions of Paragraph D of 35 IL CS 200/31-45, Real Estate Transfer Act.

8/22/19
Date

Thomas C. Jansz
Buyer, Seller or Representative

THE GRANTOR: THOMAS C. JANSZ, a Widower, not since remarried, residing at 7438 North Campbell Avenue, Chicago, IL 60645, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM to **GRANTEE,** THOMAS C. JANSZ, Trustee of the Thomas C. Jansz Revocable Trust dated June 19, 2006, as amended, and any amendments thereto with a mailing address of 7438 North Campbell Avenue, Chicago, IL 60645 all the right, title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as: 7438 North Campbell Avenue, Chicago, IL 60645, and legally described as follows, to wit:

LOT 7 IN BLOCK 3 IN BIRCHWOOD WEST, A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 AND THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED FROM THOMAS C. JANSZ, A WIDOWER, NOT SINCE REMARRIED TO THOMAS C. JANSZ REVOCABLE TRUST DATED JUNE 19, 2006 BY DEED INTO TRUST DATED JULY 25, 2019 AND RECORDED AUGUST 15, 2019 AMONG THE LAND RECORDS OF COOK COUNTY, STATE OF ILLINOIS IN INSTRUMENT NO. 1922716196.

Property Tax ID: 10-25-408-015-0000

The legal description was obtained from a previously recorded instrument.

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

TO HAVE AND TO HOLD the above granted premises unto the party of the second part, Grantee herein as in fee simple.

DATED THIS 22 DAY OF AUGUST, 2019.

GRANTOR:

Thomas C. Jansz
THOMAS C. JANSZ

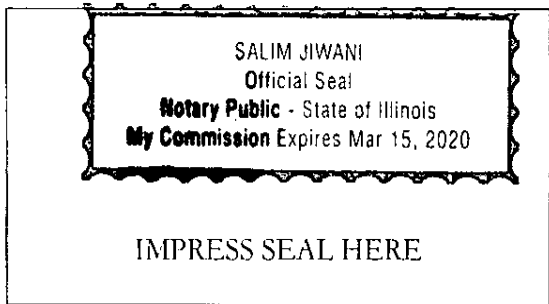
STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that THOMAS C. JANSZ, personally 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 he signed, sealed and delivered the said instrument as his 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 and official seal this 22 day of AUGUST, 2019.
[Signature]


NOTARY PUBLIC



MY COMMISSION EXPIRES: 3-15-2020



COOK COUNTY - ILLINOIS TRANSFER STAMP

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

REAL ESTATE TRANSFER TAX		25-Sep-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		25-Sep-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

10-25-408-015-0000 | 20190901694393 | 1-029-637-728

10-25-408-015-0000 | 20190901694393 | 1-321-302-624

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

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STATEMENT BY GRANTOR AND GRANTEE

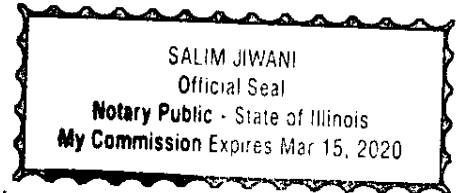
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorize to do business or acquire and hold title to real estate 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 August 22, 2019.

Signature: Thomas C. Jansz
Grantor or Agent

Subscribed and sworn to before me
by the said THOMAS C. JANSZ
this 22 day of August, 2019

Notary Public [Signature]



The Grantee of 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 August 22, 2019.

Signature: Thomas C. Jansz
Grantee or Agent

Subscribed an sworn to before me
by the said THOMAS C. JANSZ
this 22 day of August, 2019

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.

(Attached 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 Tax Act.)