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Doc#: 1929706099 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/24/2019 12:21 PM Pg: 1 of 4

Dec ID 20191001622396
ST/CO Stamp 1-315-434-080
City Stamp 1-686-609-504

QUITCLAIM DEED

1911674 IL/RTC
GRANTOR, JULIE ANN COOK, TRUSTEE, of the JULIE ANN COOK TRUST dated January 10, 2014 (herein, "Grantor"), whose address is 1310 N. Ritchie Ct., Unit 30C, Chicago, IL 60610, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, GEORGE R. COOK, a married man (herein, "Grantee"), whose address is 1310 N. Ritchie Ct., Unit 30C, Chicago, IL 60610, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 1310 N. Ritchie Ct., Unit 30C,
Chicago, IL 60610

Permanent Index Number: 17-03-107-019-1081

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(C) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 9 day of Oct, 2019.

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
401 S. LASALLE ST. #1502
CHICAGO, IL 60605

When recorded return to:
GEORGE R. COOK
1310 N RITCHIE CT, UNIT 30C
CHICAGO, IL 60610

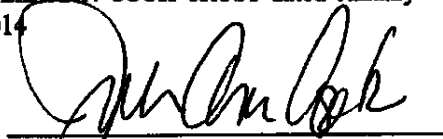
Send subsequent tax bills to:
GEORGE R. COOK
1310 N RITCHIE CT, UNIT 30C
CHICAGO, IL 60610

This instrument prepared by:
LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

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GRANTOR

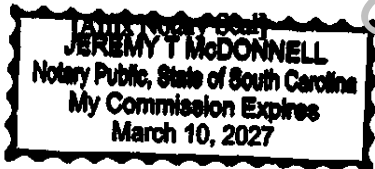
JULIE ANN COOK TRUST dated January 10, 2014



JULIE ANN COOK, Trustee

STATE OF SC
COUNTY OF Beaufort

This instrument was acknowledged before me on 10/9/19, by JULIE ANN COOK, Trustee, under the JULIE ANN COOK TRUST dated January 10, 2014.



Notary signature: _____
Printed name: Jeremy T McDonnell
My commission expires: 3/10/27

EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100



Signature of Buyer/Seller/Representative

10/9/18
Date

Property of Julie Ann Cook
Beaufort County Clerk's Office

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EXHIBIT A

[Legal Description]

UNIT 30-C AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL") THE NORTH 20.16 FEET OF LOT 3, ALL OF LOTS 4 AND 5, LOT 6 (EXCEPT THAT PART OF SAID LOT 6 LYING NORTH OF A LINE DRAWN WESTERLY FROM A POINT ON THE EAST LINE OF SAID LOT 6, 3.85 FEET SOUTH OF THE NORTH-EAST CORNER OF SAID LOT 6 TO A POINT ON THE WEST LINE OF SAID LOT 6, 3.68 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT (6), ALL OF LOTS 10,11 AND 12 AND LOT 13 (EXCEPT THAT PART OF SAID LOT 13 DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 13, RUNNING THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 13, SAID LINE BEING ALSO THE EASTERLY LINE OF ASTOR STREET, A DISTANCE OF 29.87 FEET, THENCE EAST A DISTANCE OF 74.75 FEET TO THE EASTERLY LINE OF SAID LOT 13, AT A POINT 29.77 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 13, DISTANCE OF 73.14 FEET, TO THE POINT OF BEGINNING) ALL IN BLOCK 3 IN H.O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO, IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 4, 1971, AND KNOWN AS TRUST NO. 76135, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS INSTRUMENT NO. 21931482, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXTENDING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) SITUATED IN THE CITY OF CHICAGO, COUNTY OF COOK AND STATE OF ILLINOIS.

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.

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STATEMENT OF GRANTOR/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 October 9, 2019 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before
Me by the said Matt Pierce
this 9th day of October, 2019
Notary Public [Signature]



The grantee 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 October 9, 2019 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
Me by the said Matt Pierce
this 9th day of October, 2019
Notary Public [Signature]

