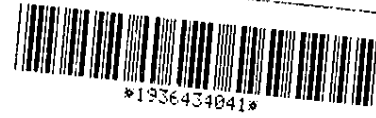


Rec 3<sup>rd</sup>

# UNOFFICIAL COPY



Doc# 1936434041 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/30/2019 01:53 PM PG: 1 OF 4

When Recorded Return to:  
Indecomm Global Services  
As Recording Agent Only  
1260 Energy Lane  
St. Paul, MN 55108

Instrument Prepared By:  
Kimberly Vereb, Esq.  
1174 Red Dunes Run  
Avon, IN 46123  
IL Bar ID No. 6244816

Mail Tax Statements To:  
William Donald DeFrance and  
Susan Gail DeFrance  
4707 W. Waveland Avenue  
Chicago, IL 60641

Tax Parcel ID Number:  
13-22-121-024-0000

Order Number:  
66592194 5313212

## QUITCLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By William Donald DeFrance TRUSTEE, date 12.3.19  
WILLIAM DONALD DEFRANCE

Dated this 3 day of DEC., 2019. WITNESSETH, that, **WILLIAM DONALD DEFRANCE** and **SUSAN GAIL DEFRANCE**, husband and wife, whose address is 4707 W. Waveland Avenue, Chicago, IL 60641, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto **WILLIAM DONALD DEFRANCE** and **SUSAN GAIL DEFRANCE**, as Trustees of **THE WILLIAM DONALD DEFRANCE AND SUSAN GAIL DEFRANCE TRUST DATED APRIL 9, 2015**, whose address is 4707 W. Waveland Avenue, Chicago, IL 60641, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 4707 W. Waveland Avenue, Chicago, IL 60641, and legally described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Assessor's Parcel Number: 13-22-121-024-0000

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

Y  
S  
P  
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M  
SC  
E  
INT


# UNOFFICIAL COPY

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.



IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor on the date first written above.

*William Donald DeFrance*  
WILLIAM DONALD DEFRANCE

*Susan Gail DeFrance*  
SUSAN GAIL DEFRANCE

REAL ESTATE TRANSFER TAX		30-Dec-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-22-121-024-0000   20191101647346   1-510-149-472		
* Total does not include any applicable penalty or interest due.		

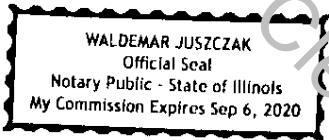
STATE OF IL )  
 )  
COUNTY OF COOK )

REAL ESTATE TRANSFER TAX		30-Dec-2019
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-22-121-024-0000   20191101647346   0-696-950-112		

I, WALDEMAR JUSZCZAK, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **WILLIAM DONALD DEFRANCE** and **SUSAN GAIL DEFRANCE**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand official seal this 3 day of DEC 2019.

*Waldemar Juszcak*  
Notary Public  
My Commission Expires: 9.6.20



The transfer of title and conveyance herein is hereby accepted by **WILLIAM DONALD DEFRANCE** and **SUSAN GAIL DEFRANCE**, as Trustees of **THE WILLIAM DONALD DEFRANCE AND SUSAN GAIL DEFRANCE TRUST DATED APRIL 9, 2015**

*William Donald DeFrance*  
WILLIAM DONALD DEFRANCE, as Trustee of **THE WILLIAM DONALD DEFRANCE AND SUSAN GAIL DEFRANCE TRUST DATED APRIL 9, 2015**

*Susan Gail DeFrance*  
SUSAN GAIL DEFRANCE, as Trustee of **THE WILLIAM DONALD DEFRANCE AND SUSAN GAIL DEFRANCE TRUST DATED APRIL 9, 2015**

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

The following described property, situated in the County of Cook, State of Illinois, to wit:

LOT 3 IN BLOCK 6 IN GROSS MILWAUKEE AVENUE ADDITION TO CHICAGO, A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 4707 W. Waveland Avenue, Chicago, IL 60641

Assessor's Parcel No.: 13-22-121-024-0000



+U07160973+

1602 12/12/2019 81448904/3

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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: 12 | 3 | 2019

SIGNATURE: *William Donald DeFrance*  
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:

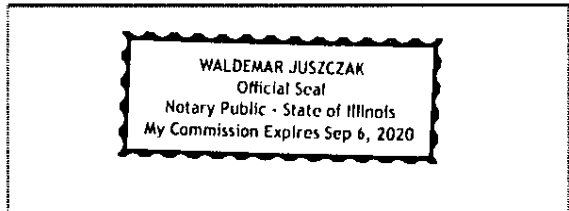
WALDEMAR JUSZCZAK

By the said (Name of Grantor): WILLIAM DONALD DEFRANCE

On this date of: 12 | 3 | 2019

NOTARY SIGNATURE: *[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: 12 | 3 | 2019

SIGNATURE: *William Donald DeFrance* TRUSTEE  
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:

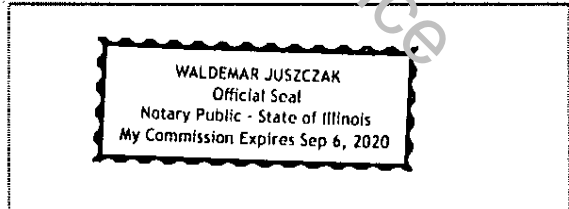
WALDEMAR JUSZCZAK

By the said (Name of Grantee): WILLIAM DONALD DEFRANCE, Trustee

On this date of: 12 | 3 | 2019

NOTARY SIGNATURE: *[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)**