

UNOFFICIAL COPY

Doc#: 2003115128 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/31/2020 01:40 PM Pg: 1 of 5

Dec ID 20200101603612
ST/CO Stamp 0-132-324-192
City Stamp 2-078-481-248

QUITCLAIM DEED 1919754 ILRTc

GRANTOR, ROBU DESIGN, LLC, an Illinois limited liability company (herein, "Grantor"), whose address is 3151 S. Prairie Ave., Chicago, IL 60616, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, **CONVEYS AND QUITCLAIMS** to **GRANTEE, JANET K. RODERICK and LAWRENCE R. BUESCHER**, wife and husband, as tenants by the entireties (herein, "Grantee"), whose address is 3151 S. Prairie Ave., Chicago, IL 60616, 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: 3151 S. Prairie Ave.,
Chicago, IL 60616

Permanent Index Number: 17-34-104-015-1000

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

To have and to hold said premises forever.

Dated this 24 day of January, 2020

When recorded return to:

JANET K. RODERICK *AL*
LAWRENCE R. BUESCHER
3151 S. PRAIRIE AVE.
CHICAGO, IL 60616

Send subsequent tax bills to:

JANET K. RODERICK
LAWRENCE R. BUESCHER
3151 S. PRAIRIE AVE.
CHICAGO, IL 60616

This instrument prepared by:

LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

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

UNOFFICIAL COPY

GRANTOR

ROBU DESIGN, LLC, an Illinois limited liability company

By: Janet K. Roderick
Printed Name: JANET K. RODERICK
Title: Managing Member

STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me on JANUARY 24, 2020, by JANET K. RODERICK, as Managing Member of ROBU DESIGN, LLC, an Illinois limited liability company.

[Affix Notary Seal]

OFFICIAL SEAL
VICKY W FRANOS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/19/2022

Notary signature: [Signature]
Printed name: VICKY W FRANOS
My commission expires: 11/19/2022

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

[Signature]
Signature of Buyer/Seller/Representative

1/24/2020
Date

Property of Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR

ROBU DESIGN, LLC, an Illinois limited liability company

By: *[Signature]*
Printed Name: L. RANDALL BUESCHER
Title: Managing Member

STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me on JANUARY 24, 2020 by L. RANDALL BUESCHER, as Managing Member of ROBU DESIGN, LLC, an Illinois limited liability company.

[Affix Notary Seal] Notary signature: *[Signature]*
Printed name: VICKY W FRANOS
My commission expires: 11/19/2022



PROPERTY OF COOK County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

[Legal Description]

THE NORTH 19 FEET OF LOT 73 IN HAYWOOD'S SUBDIVISION OF THE WEST 4/5 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, 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 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.

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

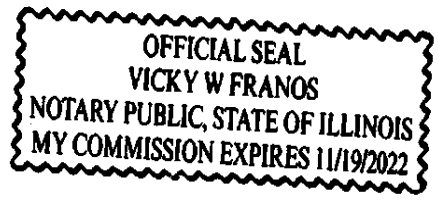
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 1/24/2020

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said JANET K RODERICK this 24 day of JANUARY, 2020.

Notary Public [Signature]



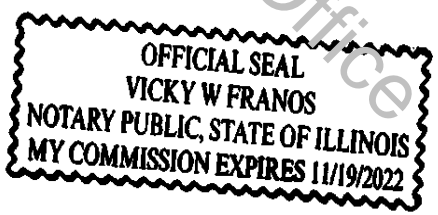
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 1/24/2020

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said JANET K RODERICK this 24 day of JANUARY, 2020.

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.

(Attach 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 Act.)