

UNOFFICIAL COPY

QUITCLAIM DEED

Mail to:

Nexuss
2530 Red Hill Ave Suite 110
Santa Ana, CA 92705

NX 51137653



Doc# 2003417060 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/03/2020 03:23 PM PG: 1 OF 3

This space for recording information only

Name and Address of Tax
Payer:
Andreea Leonard
7915 South Indiana Avenue
Chicago, IL 60619

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

11/22/19 [Signature]
Date Buyer, Seller or Representative

THE GRANTOR: ANDREEA LEONARD, Trustee of The Andreea Leonard Revocable Trust created by agreement dated June 25, 2003, with a mailing address of 7915 South Indiana Avenue, Chicago, IL 60619, 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, ANDREEA LEONARD, an unmarried woman, residing at 7915 South Indiana Avenue, Chicago, IL 60619, all the right, title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as: **7915 South Indiana Avenue, Chicago, IL 60619**, and legally described as follows, to wit:

LOT 8 IN DEMAREST AND KAMERLING'S INDIANA AVENUE SUBDIVISION OF THE WEST 1/2 OF BLOCK 3 IN THE SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED FROM ANDREEA LEONARD, AN UNMARRIED WOMAN TO ANDREEA LEONARD, TRUSTEE OF THE ANDREEA LEONARD REVOCABLE TRUST CREATED BY AGREEMENT DATED JUNE 25, 2003 BY DEED DATED FEBRUARY 19, 2019 AND RECORDED ON MARCH 28, 2019 IN DOCUMENT NO. 1908706193, IN COOK COUNTY, ILLINOIS.

Property Tax ID: 20-34-103-008

The legal description was obtained from a previously recorded instrument.

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

3
[Handwritten initials and signatures]

UNOFFICIAL COPY

TO HAVE AND TO HOLD the above granted premises unto the party of the second part, Grantee herein as sole owner.

DATED THIS 22nd DAY OF November, 2019

GRANTOR:

ANDREEA LEONARD, Trustee of
The Andreea Leonard Revocable Trust created
by agreement dated June 25, 2003

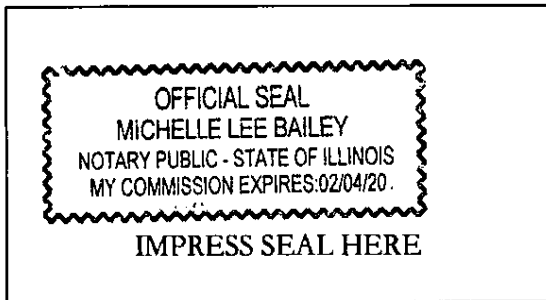
STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that ANDREEA LEONARD, Trustee of The Andreea Leonard Revocable Trust created by agreement dated June 25, 2003, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument at her 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 November, 2019.



NOTARY PUBLIC

MY COMMISSION EXPIRES:



COOK COUNTY - ILLINOIS TRANSFER STAMP

REAL ESTATE TRANSFER TAX		03-Feb-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		03-Feb-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-34-103-008-0000 | 20200201607181 | 0-380-685-152

20-34-103-008-0000 | 20200201607181 | 1-478-835-040

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

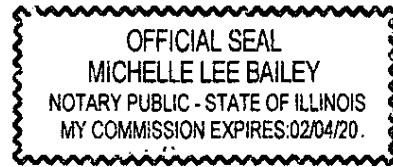
UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown 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 11/22, 2019.
Signature: *Andrea Leonard*
Grantor or Agent

Subscribed and sworn to before me
by the said Andrea Leonard
this 22 day of November, 2019
Notary Public Michelle Lee Bailey



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 11/22, 2019.
Signature: *Andrea Leonard*
Grantee or Agent

Subscribed and sworn to before me
by the said Andrea Leonard
this 22 day of November, 2019
Notary Public Michelle Lee Bailey



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.)