

# UNOFFICIAL COPY



Chicago Title Insurance Company

## QUIT CLAIM DEED ILLINOIS STATUTORY



\*2005813061D\*

Doc# 2005813061 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/27/2020 03:04 PM PG: 1 OF 3

THE GRANTOR, Patricia M Timpone, married to Brian Timpone, of the Village of River Forest, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 dollars in hand paid, conveys and quit claims to Patricia Dayton Investments LLC. of (Grantee's Address) 2118 PLUM GROVE RD #190 ROLLING MEADOWS, IL 60008 of the County of Cook, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

UNIT A IN 1725 NORTH DAYTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF LOT 81 IN BLOCK 6 IN SHEFFIELD'S ADDITION IN CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT LR3585277, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

**SUBJECT TO:** general taxes for 2019 and subsequent years and to covenants, conditions and restrictions of record. The Declaration.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Permanent Real Estate Index Number(s): **14-32-426-069-1001**

Address of Real Estate: **1725 N Dayton Street Unit A Chicago, IL 60614**

**\*\* EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35 ILCS 200/31-45 SUB. PAR. F \*\*\***

Dated this 25 day of February, 2020

Patricia M Timpone  
Patricia M Timpone

Brian Timpone  
Brian Timpone to release Homestead

| REAL ESTATE TRANSFER TAX |          | 27-Feb-2020 |
|--------------------------|----------|-------------|
|                          | CHICAGO: | 0.00        |
|                          | CTA:     | 0.00        |
|                          | TOTAL:   | 0.00 *      |

14-32-426-069-1001 | 20200201626553 | 0-826-617-696

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

| REAL ESTATE TRANSFER TAX |           | 27-Feb-2020 |
|--------------------------|-----------|-------------|
|                          | COUNTY:   | 0.00        |
|                          | ILLINOIS: | 0.00        |
|                          | TOTAL:    | 0.00        |

14-32-426-069-1001 | 20200201626553 | 0-676-007-776

SY  
P3  
S1  
M  
SE  
BT

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Patricia M Timpone and Brian Timpone**, her husband, personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their 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 hand and official seal, this 24<sup>th</sup> day of February, 2020

  
\_\_\_\_\_  
(Notary Public)

Prepared By:

Osga Law LLC  
535 N Taylor Ave.  
Oak Park IL 60302



Mail To:

Brian Timpone dba Patricia Dayton Investments LLC  
922 Lathrop Ave  
River Forest, IL 60305

*Name and Address of Taxpayer:*

Brian Timpone dba Patricia Dayton Investments, LLC  
922 Lathrop  
River Forest, IL 60305

Property of Cook County Clerk's Office

# UNOFFICIAL COPY



CHICAGO TITLE INSURANCE COMPANY

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 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.

February 24, 2020  
Dated

Patricia M. Timpone  
Signature Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Patricia M. Timpone THIS  
24<sup>th</sup> DAY OF February 2020



[Signature]  
Notary Public

The grantee or 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 and hold title to real estate under the laws of the State of Illinois.

2/24/20  
Dated

[Signature]  
Signature Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Brian Timpone THIS  
24<sup>th</sup> DAY OF FEB 2020



[Signature]  
Notary Public

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]