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Doc#: 2007345096 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/13/2020 12:52 PM Pg: 1 of 4

Dec ID 20200301636580
ST/CO Stamp 1-093-599-072
City Stamp 1-162-592-096

QUITCLAIM DEED

19199293L/167C

GRANTOR, SARAH WIRTZ, a married woman, who acquired title as SARAH MUSOTTO (herein, "Grantor"), whose address is 111 S. Morgan St., Unit 504, Chicago, IL 60607, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, **CONVEYS AND QUITCLAIMS** to **GRANTEE**, SARAH WIRTZ and THOMAS WIRTZ JR, wife and husband, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 111 S. Morgan St., Unit 504, Chicago, IL 60607, 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: 111 S. Morgan St., Unit 504,
Chicago, IL 60607

Permanent Index Number: 17-17-212-016-1054
AFFECTS UNIT 504, 17-
17-212-016-1194
AFFECTS PU-128

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 9th day of March, 2020.

GRANTOR



SARAH WIRTZ, who acquired title as SARAH MUSOTTO

When recorded return to:
SARAH WIRTZ
THOMAS WIRTZ JR
111 S. MORGAN ST., UNIT 504
CHICAGO, IL 60607

Send subsequent tax bills to:
SARAH WIRTZ
THOMAS WIRTZ JR
111 S. MORGAN ST., UNIT 504
CHICAGO, IL 60607

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

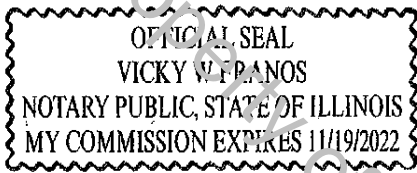
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STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me on MARCH 7TH, 2020, by SARAH WIRTZ, who acquired title as SARAH MUSOTTO.

[Affix Notary Seal]

Notary Signature: *V W F*
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(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

Sarah Wirtz
Signature of Buyer/Seller/Representative

3/7/2020
Date

PROSECUTOR OF COOK COUNTY Clerk's Office

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EXHIBIT A

[Legal Description]

UNIT 504, AND PU 128 IN ONE MORGAN CONDOMINIUM TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0030258832, AS AMENDED FROM TIME TO TIME, IN DUNCAN'S ADDITION TO CHICAGO IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

GRANTOR HEREBY GRANTS TO GRANTEE THE EXCLUSIVE USE OF LIMITED COMMON ELEMENTS STORAGE LOCKER NUMBER S56, AS DEPICTED IN THE CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NUMBER 0030258832.

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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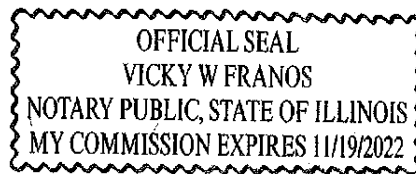
STATEMENT BY GRANTOR AND GRANTEE

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: 3/7/2020

Signature: Sarah Wirtz
Grantor or Agent

Subscribed and sworn to before me by the said SARAH WIRTZ this 7 day of MARCH, 2020.



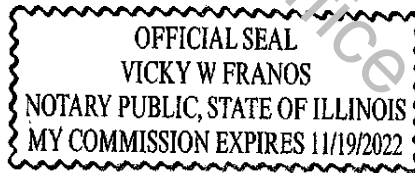
Notary Public VW

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: 3/7/2020

Signature: Sarah Wirtz
Grantee or Agent

Subscribed and sworn to before me by the said SARAH WIRTZ this 7 day of MARCH, 2020.



Notary Public VW

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.)