

QUIT CLAIM DEED

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Doc#: 2009303084 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/02/2020 10:05 AM Pg: 1 of 4

Dec ID 20200301648074
ST/CO Stamp 0-025-845-600
City Stamp 0-670-830-816

**CLARK W. FETRIDGE and
JEAN H. FETRIDGE**, husband and
wife, of the City of Chicago, County
of Cook, and State of Illinois, and for
and in consideration of Ten and 00/100ths
(\$10.00) DOLLARS, and for good and other
valuable consideration in hand paid,
CONVEY and QUIT CLAIM to

**CLARK W. FETRIDGE, AS
TRUSTEE OF THE CLARK W.
FETRIDGE REVOCABLE
TRUST DATED OCTOBER 30,
2019 AND JEAN H. FETRIDGE,
AS TRUSTEE OF THE JEAN H.
FETRIDGE 1997 TRUST DATED
AUGUST 19, 1997**

all interest in the following described real estate situated in County of Cook, State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof.

PERMANENT INDEX NOS.: 17-03-107-019-1002 and 17-03-107-019-1083

COMMONLY KNOWN AS: 1310 N. Ritchie Court, Units 4A and 4D, Chicago, IL 60610

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

Clark W. Fetridge is the primary beneficiary of the Clark W. Fetridge Revocable Trust dated October 30, 2019 and Jean H. Fetridge is the primary beneficiary of the Jean H. Fetridge 1997 Trust dated August 19, 1997. The interests of Clark W. Fetridge and Jean H. Fetridge, husband and wife, to the homestead property commonly known as 1310 N. Ritchie Court, Units 4A and 4D, Chicago, IL 60610 are to be held as Tenants by the Entirety.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal this:

DATE: February 13, 2020

Clark W. Fetridge

CLARK W. FETRIDGE

Jean H. Fetridge

JEAN H. FETRIDGE

Clark W. Fetridge Attorney in fact

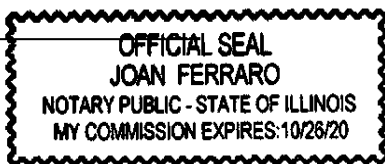
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Clark W. Fetridge and Jean H. Fetridge, by Clark W. Fetridge, attorney in fact, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal.

Date: February 13, 2020



Joan Ferraro

NOTARY PUBLIC

(SEAL)

This instrument was prepared by: Joan M. Ferraro, Joan M. Ferraro & Associates, Ltd. 790 Frontage Road, Suite 110, Northfield, IL 60093

MAIL TO:

Joan M. Ferraro
Joan M. Ferraro & Associates, Ltd.
790 Frontage, Suite 110
Northfield, IL 60093

SEND SUBSEQUENT TAX BILLS TO:

Clark W. Fetridge, as Trustee
Jean H. Fetridge, as Trustee
1310 N. Ritchie Court, Units 4A and 4D
Chicago, IL 60610

Recorder Box No. _____

Exempt under the Provisions of Paragraph e of Section 4
Of the Real Estate Transfer Tax Act.

Date: February 13, 2020

Clark Fetridge

Buyer-Seller or Agent

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

1310 N. Ritchie Court, Units 4A and 4D, Chicago, IL 60610

PARCEL 1:

UNIT 4-A as defined on survey of the following described parcel of real estate (hereinafter referred to as parcel): the North 20.16 feet of Lot 3, all of lots 4 and 5, Lot 6 (Except that part of said Lot 6 lying North of a line drawn Westerly from a point on the East line of said Lot 6, 3.85 feet South of the North East corner of said Lot 6 to a point on the West line of said Lot 6, 3.68 feet south of the North West corner of said Lot 6) all of Lots 10, 11, 12 and 13 (except that part of said Lot 13 described as beginning at the South West corner of said Lot 13, running thence Northerly along the Westerly line of said Lot 13, said line being also the Easterly line of Astor Street, a distance of 29.87 feet, thence East a distance of 74.75 feet to the Easterly line of said Lot 13, at a point 19.77 feet North of the South East corner of said lot, thence Southerly along the Easterly line of said Lot 13, a distance of 29.77 feet to the South East corner of said Lot 13, thence West along the South line of said Lot 13, a distance of 73.14 feet, to the point of beginning) all in Block 3 in H. O. Stone's Subdivision of Astor's Addition to Chicago, in Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit A to declaration made by American National Bank and Trust Company of Chicago, a national banking association, as Trustee under Trust Agreement dated October 4, 1971 and known as Trust No. 76135 recorded in the office of the Recorder of Deeds on June 8, 1971, as Document 21931482 together with its undivided percentage interest in said parcel (except from said parcel all the property and space comprising all of the units thereof as defined and set forth in said declaration and survey).

PARCEL 2:

UNIT 4-D as defined on survey of the following described parcel of real estate (hereinafter referred to as parcel): the North 20.16 feet of Lot 3, all of lots 4 and 5, Lot 6 (Except that part of said Lot 6 lying North of a line drawn Westerly from a point on the East line of said Lot 6, 3.85 feet South of the North East corner of said Lot 6 to a point on the West line of said Lot 6, 3.68 feet south of the North West corner of said Lot 6) all of Lots 10, 11, 12 and 13 (except that part of said Lot 13 described as beginning at the South West corner of said Lot 13, running thence Northerly along the Westerly line of said Lot 13, said line being also the Easterly line of Astor Street, a distance of 29.87 feet, thence East a distance of 74.75 feet to the Easterly line of said Lot 13, at a point 19.77 feet North of the South East corner of said lot, thence Southerly along the Easterly line of said Lot 13, a distance of 29.77 feet to the South East corner of said Lot 13, thence West along the South line of said Lot 13, a distance of 73.14 feet, to the point of beginning) all in Block 3 in H. O. Stone's Subdivision of Astor's Addition to Chicago, in Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit A to declaration made by American National Bank and Trust Company of Chicago, a national banking association, as Trustee under Trust Agreement dated October 4, 1971 and known as Trust No. 76135 recorded in the office of the Recorder of Deeds on June 8, 1971, as Document 21931482 together with its undivided percentage interest in said parcel (except from said parcel all the property and space comprising all of the units thereof as defined and set forth in said declaration and survey).

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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 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: _____ Signature: Clark Fetzko
Grantor or Agent-

SUBSCRIBED and SWORN to before me this 13th day of February, 2020 by Jean H. Fetzko by _____ Grantor or Agent

Joan Ferraro
NOTARY PUBLIC



Clark Fetzko Attorney in fact

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.

Dated: _____ Signature: Clark Fetzko
Clark W. Fetzko, Trustee

SUBSCRIBED and SWORN to before me this 13th day of February, 2020 by Jean H. Fetzko Trustee

Joan Ferraro
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)