

UNOFFICIAL COPY

Doc#: 2016907004 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/17/2020 08:39 AM Pg: 1 of 4

Dec ID 20200501683780
ST/CO Stamp 1-718-283-488

QUITCLAIM DEED 200 2017 IL 1/22

GRANTOR, 1616 THELIN COURT LLC, an Illinois limited liability company (herein, "Grantor"), whose address is 1616 Thelin Court, Evanston, IL 60201, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, **CONVEYS AND QUITCLAIMS** to **GRANTEE**, **STEPHANIE MONIQUE SULLIVAN**, an unmarried woman (herein "Grantee"), whose address is 1616 Thelin Court, Evanston, IL 60201, 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: 1616 Thelin Court, Evanston, IL 60201

Permanent Index Number: 10-13-427-057-000

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 8 day of JULY, 2020.

GRANTOR

1616 THELIN COURT, LLC, an Illinois limited liability company

By: 1616 THELIN COURT LLC
Printed Name: STEPHANIE MONIQUE SULLIVAN
Title: MANAGER

When recorded return to:
STEPHANIE MONIQUE SULLIVAN
1616 THELIN COURT
EVANSTON, IL 60201

Send subsequent tax bills to:
STEPHANIE MONIQUE SULLIVAN
1616 THELIN COURT
EVANSTON, IL 60201

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 April 8, 2020 by STEPHANIE MONIQUE SWANSON as MANAGER of 1616 THELIN COURT, LLC, an Illinois limited liability company.

[Affix Notary Seal]

Notary signature: [Signature]
Printed name: ALIA HWANI
My commission expires: 2/15/2024



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

[Signature]
Signature of Buyer/Seller/Representative

4/8/2020
Date

Property of Cook County Clerk's Office

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EXHIBIT A

[Legal Description]

LOT 11 IN THE LIN AND THE LIN DEMPSTER STREET ADDITION TO EVANSTON A RESUBDIVISION OF LOT 9 TO 15 BOTH INCLUSIVE IN WIELAND'S SUBDIVISION OF THE NORTH 1/2 OF BLOCK 1 IN CHASE AND PITNER'S ADDITION TO EVANSTON A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13 AND THE SOUTH 1/2 OF THE SOUTHWEST 1/4 THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13 (EXCEPT THE NORTH 7 1/2 FEET THEREOF) AND LOTS 18 TO 24 BOTH INCLUSIVE IN ADDITION TO WIELAND'S SUBDIVISION A SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 1 (EXCEPT THE SOUTH 181.0 FEET THEREOF) IN CHASE AND PITNER'S ADDITION TO EVANSTON A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 13 AND THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13 (EXCEPT THE NORTH 7 1/2 FEET THEREOF) TOGETHER WITH ALL OF WIELAND COURT AND PRIVATE ROAD IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, 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 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

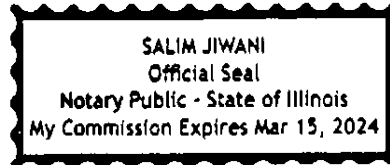
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 4/8/2020

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said ITELIHEIN COURT LLC, MANAGER. STEPHANIE MONROE - SULLIVAN this 8 day of APRIL, 2020.

Notary Public [Signature]



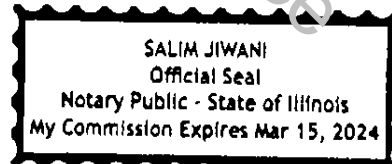
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 4/8/2020

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said STEPHANIE MONROE SULLIVAN this 8 day of APRIL, 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.)