

UNOFFICIAL COPY

Doc#: 2017157041 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/19/2020 07:05 AM Pg: 1 of 6

QUITCLAIM DEED 2019057JW/RC

Dec ID 20200501684858
ST/CO Stamp 1-748-212-960
City Stamp 0-174-202-080

GRANTOR, JUDITH K. BROWN, an unmarried woman, STEPHEN EDWARDS, an unmarried man, and JONATHAN PUGH, an unmarried man (herein, "Grantor"), whose address is 5444 N. Winthrop Avenue, Unit 2S, Chicago, IL 60640, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, JONATHAN PUGH, an unmarried man and STEPHEN EDWARDS, an unmarried man, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 5444 N. Winthrop Avenue, Unit 2S, Chicago, IL 60640, 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: 5444 N. Winthrop Avenue, Unit 2S, Chicago, IL 60640

Permanent Index Number: 14-08-204-031-1003,
14-08-204-031-1010

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 6 day of May, 2020.

When recorded return to:

JONATHAN PUGH
STEPHEN EDWARDS
5444 N. WINTHROP AVENUE, UNIT
2S
CHICAGO, IL 60640

Send subsequent tax bills to:

JONATHAN PUGH
STEPHEN EDWARDS
5444 N. WINTHROP AVENUE, UNIT
2S
CHICAGO, IL 60640

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 60606

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GRANTOR

Judith K Brown
JUDITH K. BROWN

STATE OF MICHIGAN
COUNTY OF ALPENA

This instrument was acknowledged before me on April 28th 2020, by JUDITH K. BROWN.

[Affix Notary Seal]

Notary Signature: [Signature]

Printed name: David Novak

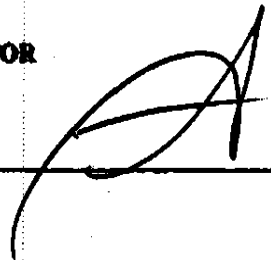
My commission expires: 5/18/26

DAVID W. NOVAK
NOTARY PUBLIC - STATE OF MICHIGAN
ALPENA COUNTY
My Commission Expires May 18, 2026
Acting in the County of Alpena

Cook County Clerk's Office

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GRANTOR




STEPHEN EDWARDS

STATE OF Illinois
COUNTY OF COOK

This instrument was acknowledged before me on May 6, 2020, by STEPHEN EDWARDS.

[Affix Notary Seal]

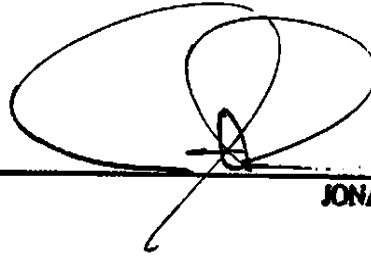
Notary Signature: 
Printed name: Kathleen McMahon-Ortiz
My commission expires: 11/9/2022



Property of Cook County Clerk's Office

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GRANTOR




JONATHAN PUGH

STATE OF ILLINOIS
COUNTY OF COOK

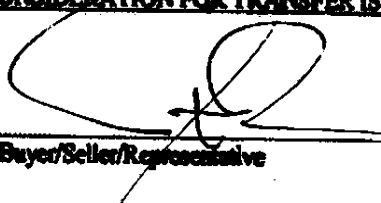
This instrument was acknowledged before me on May 16, 2020, by JONATHAN PUGH.

[Affix Notary Seal]

Notary Signature: 
Printed name: Kathleen McMahon-Ortiz
My commission expires: 1/9/2022



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



Signature of Buyer/Seller/Representative

5/6/2020
Date

Property of Cook County Clerk's Office

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EXHIBIT A

[Legal Description]

UNIT 2S AND P2 IN THE 5444 N WINTHROP CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 3 IN BLOCK 4 IN JOHN LEWIS COCHRAN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0715022062, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, 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 receive 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: 5/6/2020

Signature: [Signature]
Grantor or Agent Stephen Edwards
[Signature]
Jonathan Pugh

Subscribed and sworn to before me by the said Stephen Edwards and Jonathan Pugh this 6th day of May 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: 5/6/2020

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Stephen Edwards and Jonathan Edwards this 6th day of May 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.)