

# UNOFFICIAL COPY

Doc#. 2022007390 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 08/07/2020 01:50 PM Pg: 1 of 3

- QUIT-CLAIM DEED -

Dec ID 20200601614467  
ST/CO Stamp 1-106-619-104  
City Stamp 0-175-829-728

MAIL TO:

Dennis O'Sullivan and  
Katherine Taylor  
1322 W Wolfram St, Unit 1,  
Chicago, IL 60657

THE GRANTOR, Katherine L. Taylor, a married person of the County of Cook, State of Illinois, and 1901 W Fletcher, LLC, an Illinois Limited Liability Company, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid.

**\*\*FOR RECORDER'S USE ONLY\*\***

CONVEYS and QUIT CLAIMS to Dennis O'Sullivan and Katherine Taylor, husband and wife, as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION:

LOT 27 IN THE SUBDIVISION OF THE EAST 4 ACRES OF THE WEST 13 ACRES OF THE NORTH 1/2 OF THE NORTHWEST 1/4 IF THE NORTH EAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 14-30-205-026-0000

COMMONLY KNOWN AS: 1901 West Fletcher St, Chicago, IL 60657

SUBJECT ONLY TO THE FOLLOWING, IF ANY: covenants, conditions, and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

CH20011601  
FIDELITY NATIONAL TITLE

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DATED this 27 day of May, 2020

Katherine L. Taylor  
Katherine L. Taylor

Katherine L. Taylor  
Katherine L. Taylor as Manager of 1901 W  
Fletcher, LLC

Dennis L. Sullivan  
Dennis L. Sullivan as Operating Manager of 1901 W.  
Fletcher, LLC



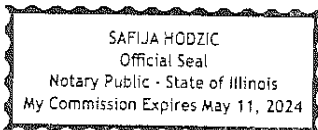
Grantee/Taxpayer: Dennis O'Sullivan & Katherine Taylor: 1322 W Wolfram St, Unit 1, Chicago, IL 60657

Preparer: Lauren LoMonaco, 1580 S. Milwaukee Ave., S-603, Libertyville, IL. 60048

STATE OF Illinois )  
Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Katherine L. Taylor and Dennis L. Sullivan, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her 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 notarial seal this 27th day of MAY, 2020.



Safija Hodzic  
Notary Public

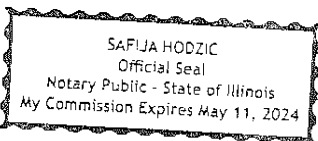
State of Illinois  
DEPARTMENT OF REVENUE

STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph E, Section 4, of the Real Estate Transfer Tax Act.

Dated this 27 day of May, 2020.

Katherine L. Taylor Dennis L. Sullivan  
Signature of Buyer-Seller or their Representative



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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their 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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

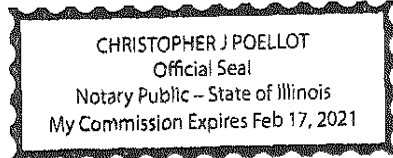
**GRANTOR OR AGENT:**

Signature  
JORDANA USELDING  
Print Name

REAL ESTATE TRANSFER TAX		25-Jun-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-30-205-026-0000	20200601614467	1-106-619-104

Subscribed and sworn to before me this 27<sup>th</sup> of MAY, 2020

Notary Public



The grantee or their 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

**GRANTEE OR AGENT:**

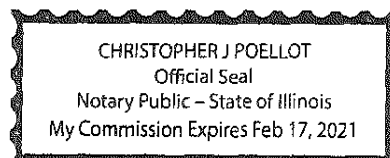
Signature  
JORDANA USELDING  
Print Name

REAL ESTATE TRANSFER TAX		25-Jun-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-30-205-026-0000	20200601614467	0-173-829-728

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

Subscribed and sworn to before me this 27<sup>th</sup> of MAY, 2020

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 ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]