

UNOFFICIAL COPY

Doc#: 2025221000 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/08/2020 08:31 AM Pg: 1 of 4

Dec ID 20200701637286
ST/CO Stamp 0-280-409-824

QUITCLAIM DEED

2002338 14/R

GRANTOR, INGA M. GIRSCHNER-HILLIGOSS, a single woman (herein, "Grantor"), whose address is 300 Herrick Rd., Riverside, IL 60546, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, INGA M. GIRSCHNER-HILLIGOSS, an unmarried woman, and JAMES C. HARKENSEE, an unmarried man, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 300 Herrick Rd., Riverside, IL 60546, 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: 300 Herrick Rd., Riverside, IL 60546

Permanent Index Number: 15-36-205-032-0000

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 27 day of March, 2020.

Compliance or Exemption Approved
Village of Riverside

BY: Will Dunn

Date: 7/17/2020

When recorded return to:

INGA M. GIRSCHNER-HILLIGOSS
JAMES C. HARKENSEE
300 HERRICK RD.
RIVERSIDE, IL 60546
MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
401 S. LASALLE ST. #1502
CHICAGO, IL 60605

Send subsequent tax bills to:

INGA M. GIRSCHNER-HILLIGOSS
JAMES C. HARKENSEE
300 HERRICK RD.
RIVERSIDE, IL 60546

This instrument prepared by:

LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

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GRANTOR

Ingam M Girschner Hilligoss
INGA M. GIRSCHNER-HILLIGOSS

STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me on MARCH 27, 2020, by INGA M. GIRSCHNER-HILLIGOSS.

[Affix Notary Seal]

OFFICIAL SEAL
VICKY W FRANOS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/19/2022

Notary Signature: *Vicky W Franos*

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

Ingam M Girschner Hilligoss
Signature of Buyer/Seller/Representative

3/27/2020
Date

County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

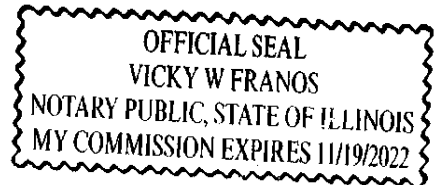
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 3-27-2020

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said INGA M GIRSCHNER - HILLIGOSS this 27 day of MARCH, 20 20

Notary Public [Handwritten Signature]



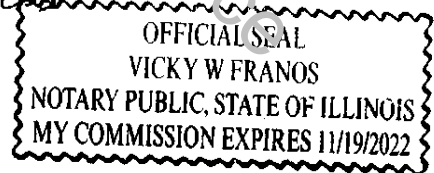
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 3-27-2020

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said INGA M GIRSCHNER - HILLIGOSS this 27 day of MARCH, 20 20.

Notary Public [Handwritten 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.)

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EXHIBIT A

[Legal Description]

THE EAST 1/2 OF LOT 918 IN BLOCK 14 IN THE THIRD DIVISION OF RIVERSIDE, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 ALSO IN THE SOUTHEAST 1/4 OF SECTION 25 AND THE NORTHWEST 1/4 AND IN THE NORTHEAST 1/4 OF SECTION 36, ALL IN TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THE 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.