

# UNOFFICIAL COPY

## QUIT CLAIM D E E D

2026768

THE GRANTORS, Jennifer A. Fowler and Kerry A. Koran, a married couple, of the City of Chicago, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY and QUIT CLAIM** to



\*2025415083\*

Doc# 2025415083 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/10/2020 12:38 PM PG: 1 OF 4

Jennifer A. Fowler and Kerry A. Koran as Co-Trustees of The Fowler/Koran Living Trust dated August 19, 2020, the following described Real Estate:

See attached exhibit 'A'

COMMONLY KNOWN AS:

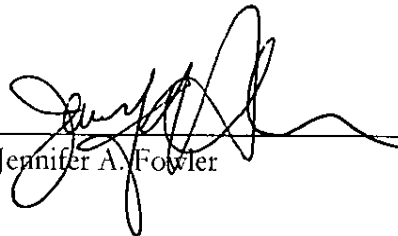
5232 W. Seminole St.  
Chicago, IL 60646


PIN: 13-04-312-081-0000



situated in the County of Cook, State of Illinois. The Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall retain the property as TENANTS BY THE ENTIRETY forever.


SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2020 and subsequent years.

DATED this 19th day of August, 2020

  
\_\_\_\_\_  
Jennifer A. Fowler (SEAL)

  
\_\_\_\_\_  
Kerry A. Koran (SEAL)

REAL ESTATE TRANSFER TAX		04-Sep-2020	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
13-04-312-081-0000   20200801679780   0-173-124-064			

REAL ESTATE TRANSFER TAX		04-Sep-2020	
	CHICAGO:		0.00
	CTA:		0.00
	TOTAL:		0.00 *
13-04-312-081-0000   20200801679780   0-105-474-528			
* Total does not include any applicable penalty or interest due.			

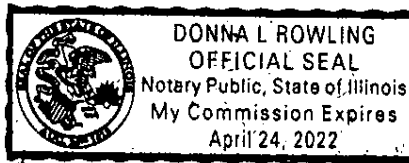
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STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Jennifer A. Fowler and Kerry A. Koran, 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, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 19th day of August, 2020.

Donna L. Rowling  
NOTARY PUBLIC



Prepared by :

Donna L. Rowling  
1016 W. Jackson Blvd.  
Chicago, IL 60607

MAIL TO:

Rowling Law, LLC  
Donna L. Rowling  
1016 W. Jackson Blvd.  
Chicago, IL 60607

SEND SUBSEQUENT BILLS TO:

Jennier A. Fowler  
5232 W. Seminole  
Chicago, IL 60646

Recorder's Office Box No. \_\_\_\_\_

Property of Cook County Clerk's Office

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## Exhibit "A" –Legal Description

Lot 53 in Edgebrook Glen I Subdivision, being a Resubdivision of parts of Lot 5, 6, and 7 in Kay's Subdivision of the Southwest fractional  $\frac{1}{4}$  and part of the Southeast fractional  $\frac{1}{4}$  of fractional Section 4, Township 40 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded February 23, 2007 as document 0705415123, in Cook County, Illinois.

PIN: 13-04-312-081-0000

5232 W. Seminole St., Chicago, IL 60646

Property of Cook County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 8 19 2020

SIGNATURE: *Jennifer A. Fowler*  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

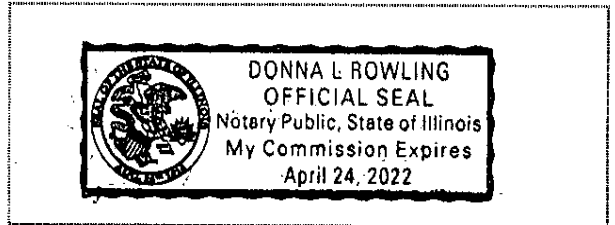
Donna L. Rowling

By the said (Name of Grantor): Jennifer A. Fowler

On this date of: 8 19 2020

NOTARY SIGNATURE: *Donna L. Rowling*

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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: 8 19 2020

SIGNATURE: *Jennifer A. Fowler*  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

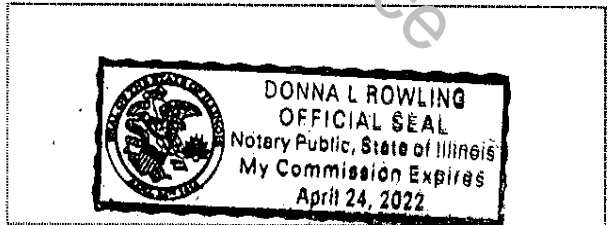
Donna L. Rowling

By the said (Name of Grantee): Jennifer A. Fowler

On this date of: 8 19 2020

NOTARY SIGNATURE: *Donna L. Rowling*

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the **Illinois Real Estate Transfer Act**: (35 ILCS 200/Art. 31)