

# UNOFFICIAL COPY

## QUIT CLAIM DEED

Statutory (Illinois)  
(Individual to Individual)

FIRST AMERICAN TITLE  
FILE # 3055071

Doc#: 2029318436 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/19/2020 04:15 PM Pg: 1 of 4

Dec ID 20200801680747  
ST/CO Stamp 0-498-997-728  
City Stamp 0-734-206-432

Above Space for Recorder's Use Only

THE GRANTOR(S) Scott Duffy and spouse, Julie Hamilton, of the City/Village of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS to Scott Duffy and Julie Hamilton, husband and wife

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, commonly known as 1545 West Fry Street, Unit 2, Chicago, IL 60642, legally described as:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-05-325-061-1002

Address(es) of Real Estate: 1545 West Fry Street, Unit 2, Chicago, IL 60642

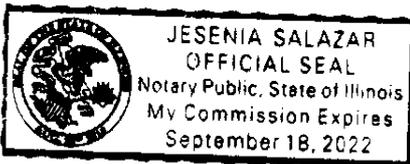
Dated this 26th day of AUGUST, 2020.

X Scott Duffy (SEAL)  
Scott Duffy

X Julie Hamilton (SEAL)  
Julie Hamilton

✓ State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Scott Duffy and spouse, Julie Hamilton, personally known to me to be the same person(s) whose name 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.

IMPRESS SEAL HERE



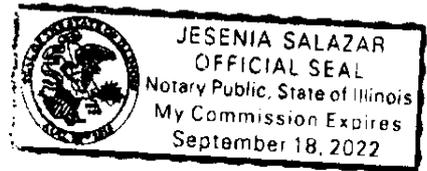
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**Quit Claim Deed**  
INDIVIDUAL TO INDIVIDUAL

TO

Exempt under provisions of Paragraph 1, Section 4,  
Real Estate Transfer Tax Act.

8-26-2020 Karen F. Weis Agent  
Date Buyer, Seller or Representative



Given under my hand and official seal, this 26th day of August, 2020.

Commission expires 9-18, 2022  
Jesenia Salazar  
NOTARY PUBLIC

This instrument was prepared by: JOAN M. BRADY, 449 TAFT AVENUE, GLEN ELLYN, ILLINOIS 60137

MAIL TO:

John F. Morreale  
(Name)

449 Taft Avenue  
(Address)

Glen Ellyn, IL 60137  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Scott Duttig & Julie Hamilton  
(Name)

1545 West Fry # 2  
(Address)

Chicago, IL 60642  
(City, State and Zip)

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## LEGAL DESCRIPTION

UNIT 2, TOGETHER WITH THE EXCLUSIVE RIGHTS TO USE LIMITED COMMON ELEMENTS GARAGE PARKING SPACE P-2 AND BASEMENT STORAGE SPACE S-2 AND THE GARAGE ROOF DECK, IN THE 1545 WEST FRY CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 26 IN JOHN KUHL'S SUBDIVISION OF 1 ACRE IN THE SOUTHWEST CORNER OF OUT LOT 29 IN CANAL TRUSTEES SUBDIVISION IN THE WEST PART OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS EASEMENTS RESTRICTIONS AND COVENANTS FOR 1545 WEST FRY CONDOMINIUMS RECORDED ON MAY 23, 2014 AS DOCUMENT 1414319131, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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 8-26-2020 Signature Karen F. Weisshar, Agent  
Grantor or Agent



Subscribed and sworn to before me by the said Karen F. Weisshar affiant  
this 26th day of August, 2020.

Notary Public Karen M. Wynard

The grantee or his 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.

Dated 8-26-2020 Signature Karen F. Weisshar, Agent  
Grantee or Agent



Subscribed and sworn to before me by the said Karen F. Weisshar affiant  
this 26th day of August, 2020.

Notary Public Karen M. Wynard

Note: Any person who knowingly submits a false statement concerning the identity of the 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 Tax Act.)