

UNOFFICIAL COPY

Doc#: 2031208022 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/09/2020 09:44 AM Pg: 1 of 5

Dec ID 20201001621687
ST/CO Stamp 1-616-260-576
City Stamp 2-025-344-480

2030937IL/RTC

QUITCLAIM DEED

GRANTOR, DONALD REBAR and GRETCHEN REBAR, husband and wife (herein, "Grantor"), whose address is 2040 W. Fargo Ave., Unit 2W, Chicago, IL 60645, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, **CONVEYS AND QUITCLAIMS to GRANTEE, GRETCHEN REBAR, a married woman (herein, "Grantee"),** whose address is 2040 W. Fargo Ave., Unit 2W, Chicago, IL 60645, 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: 2040 W. Fargo Ave., Unit 2W,
Chicago, IL 60645

Permanent Index Number: 11-30-312-026-1904

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

When recorded return to:

GRETCHEN REBAR
2040 W. FARGO AVE., UNIT 2W
CHICAGO, IL 60645 GA

Send subsequent tax bills to:

GRETCHEN REBAR
2040 W. FARGO AVE., UNIT 2W
CHICAGO, IL 60645

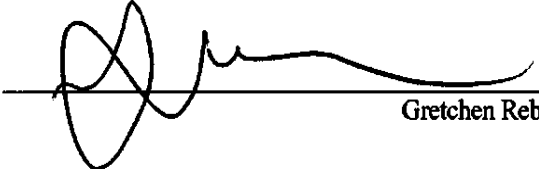
This instrument prepared by:

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

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
320 W OHIO ST. #3E
CHICAGO, IL 60654

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GRANTOR


Gretchen Rebar

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on 09/29/2020 by Gretchen Rebar.


[Affix Notary Seal]

Notary Signature: 

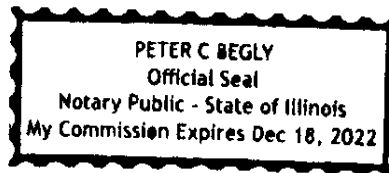
Printed name: Peter C Begly

My commission expires: 12/18/2022

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

9/29/2020
Date



Property of Cook County Clerk's Office

UNOFFICIAL COPY

To have and to hold said premises forever.

Dated this 1 day of OCTOBER 2020

GRANTOR



Donald Rebar

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

This instrument was acknowledged before me on OCTOBER 1 2020, by Donald Rebar.

[Affix Notary Seal]

Notary Signature: Patricia Lilek

Printed name: PATRICIA LILEK

My commission expires: 11-8-23



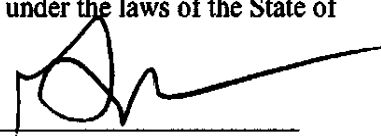
PROPERTY OF COOK COUNTY CLERK'S OFFICE

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STATEMENT BY GRANTOR AND GRANTEE

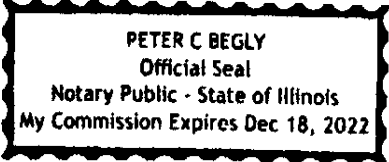
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 9/29/2020

Signature: 
Grantor or Agent

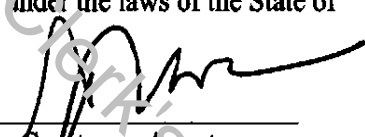
Subscribed and sworn to before me by the said Gretchen Rebar this 29 day of September 2020.

Notary Public Peter C Begly



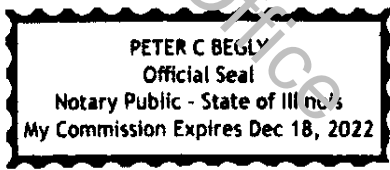
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 9/21/2022

Signature: 
Grantee or Agent

Subscribed and sworn to before me by the said Gretchen Rebar this 29 day of September 2022.

Notary Public Peter C Begly



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 LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

UNIT NUMBER 2040-2 IN 2038 WEST FARGO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 9 AND 10 (EXCEPT THE WEST 32 FEET OF LOT 9) IN CLOVERS HOME AVENUE ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF LOT 3 IN COUNTY CLERK'S DIVISION OF PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 41 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 RECORDED AS DOCUMENT NUMBER 03015403, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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 solely 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 each other 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.