

UNOFFICIAL COPY



\*2031428010\*

This Instrument was Prepared By:

The Law Offices of Scott Tzinberg  
20 N. Clark St., Suite 3300  
Chicago, IL 60602

**QUIT CLAIM DEED  
ILLINOIS STATUTORY**

Doc# 2031428010 Fee \$88.00

RHSP FEE: 69.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/09/2020 10:43 AM PG: 1 OF 4

THE GRANTOR(S), **Brian Flanagan (a divorced man, not remarried)** of the City of Chicago, County of Cook, State of Illinois, and **Malissa Scofield (a divorced woman, not remarried)** of the County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIMS to **Brian Flanagan(a divorced man, not remarried)** of the City of Chicago, County of Cook, State of Illinois the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**Legal Description:**

*and the East 1/2 of the Northwest 1/4.*

LOT 34 IN BLOCK 24 IN RAVESWOOD GARDENS A SUBDIVISION ALL THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13. TOWNSHIP 40 NORTH RANGE 13. EAST OF THE THIRD PRINCIPAL MERIDIAN. LYING NORTHEAST OF THE SANITARY DISTRICT RIGHT OF WAY (EXCEPTING THE RIGHT OF WAY OF THE NORTH WESTERN RAILROAD COMPANY) REFERENCE BEING HAD TO THE PLOT OF SAID SUBDIVISION RECORDED SEPTEMBER 19, 1916 AS DOCUMENT NUMBER 4628383. IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2020, second installment for the year 2019, and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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: 13-13-203-027-0000

Address of Real Estate: 4726 N. Rockwell St., Chicago, IL 60625

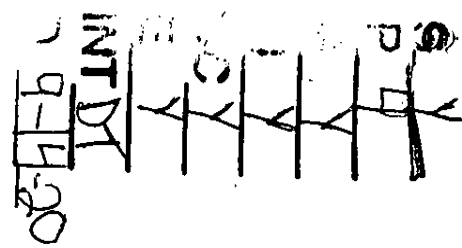
Dated this 30 day of May 2020

Malissa Scofield

Brian Flanagan

Exempt from transfer taxes pursuant to the provisions of Paragraph 4(e) of the Chicago Municipal and to the applicable provisions of the State of Illinois Transfer Act. This deed is exempt under Illinois Compiled Statutes, Chapter 35 ILCS, Paragraph 200/31-45 under paragraph (e) for deeds or trust documents where the actual consideration is less than \$100.

Date 5/30/2020



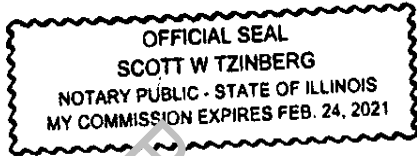
Scott Tzinberg  
Authorized Representative

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Malissa Scofield** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 official seal, this 30 day of May, 2020.

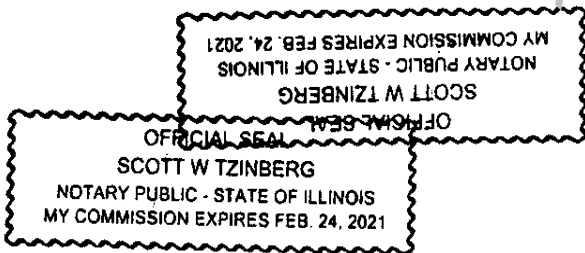


*[Signature]*  
\_\_\_\_\_  
(Notary Public)

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Brian Flanagan** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 official seal, this 30 day of May, 2020.



*[Signature]*  
\_\_\_\_\_  
(Notary Public)

**Mail To:**

Brian Flanagan  
4726 N. Rockwell St.  
Chicago, IL 60625

**REAL ESTATE TRANSFER TAX** 17-Aug-2020



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

**Name & Address of Taxpayer(s):**

Brian Flanagan  
4726 N. Rockwell St.  
Chicago, IL 60625

13-13-203-027-0000 | 20200801661381 | 0-434-138-336

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

**REAL ESTATE TRANSFER TAX** 21-Sep-2020



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

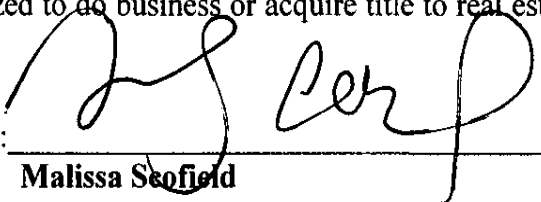
13-13-203-027-0000 | 20200801661381 | 0-168-871-392

# UNOFFICIAL COPY

## 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: 5.30.2020

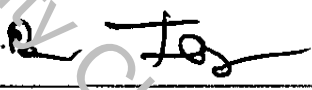
Signature:   
Malissa Scofield

SUBSCRIBED & SWORN to before me  
This 30 day of May 2020.

\_\_\_\_\_  
NOTARY PUBLIC

The grantor or her agent affirms that, to the best of 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: 5/30/2020

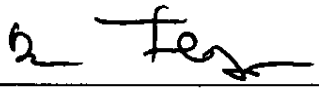
Signature:   
Brian Flanagan

SUBSCRIBED & SWORN to before me  
This 30 day of May 2020.

\_\_\_\_\_  
NOTARY PUBLIC

The grantee or her 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.

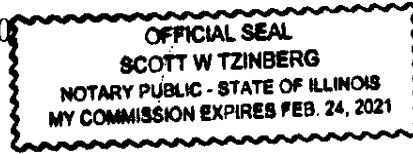
Dated: 5/30/2020

Signature:   
Brian Flanagan

# UNOFFICIAL COPY

SUBSCRIBED & SWORN to before me

This 30, day 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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**

Property of Cook County Clerk's Office