

UNOFFICIAL COPY

Doc#: 2033301010 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/30/2020 11:02 AM Pg: 1 of 4

2039955IL/RTC

Dec ID 20201101649677
ST/CO Stamp 1-754-952-672

QUITCLAIM DEED

GRANTOR, MADELYN B. GONZALEZ and JAMES HANSEN, wife and husband, who acquired title as a single woman and a single man (herein, "Grantor"), whose address is 9935 South Saint Louis Ave., Evergreen Park, IL 60805, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, **CONVEYS AND QUITCLAIMS** to **GRANTEE, MADELYN B. GONZALEZ and JAMES HANSEN**, wife and husband, as tenants by the entireties (herein, "Grantee"), whose address is 9935 South Saint Louis Ave., Evergreen Park, IL 60805, 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: 9935 South Saint Louis Ave.,
Evergreen Park, IL 60805

Permanent Index Number: 24-11-419-006-0000

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 27th day of October, 2020.

**VILLAGE OF EVERGREEN PARK
EXEMPT**

REAL ESTATE TRANSFER TAX

Angelica K...

When recorded return to:

MADELYN B. GONZALEZ
JAMES HANSEN
9935 SOUTH SAINT LOUIS AVE.
EVERGREEN PARK, IL 60805 *GS*

Send subsequent tax bills to:

MADELYN B. GONZALEZ
JAMES HANSEN
9935 SOUTH SAINT LOUIS AVE.
EVERGREEN PARK, IL 60805

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

Madelyn B. Gonzalez
MADELYN B. GONZALEZ

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on October 27th, 2020, by MADELYN B. GONZALEZ.



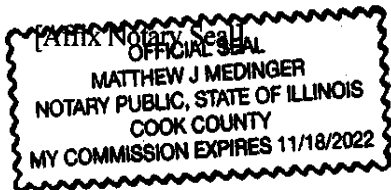
Notary Signature: [Signature]
Printed name: Matthew J. Medinger
My commission expires: 11/18/2022

GRANTOR

James Hansen
JAMES HANSEN

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on October 27th, 2020, by JAMES HANSEN.



Notary Signature: [Signature]
Printed name: Matthew J. Medinger
My commission expires: 11/18/2022

EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

James Hansen
Signature of Buyer/Seller/Representative

10/27/2020
Date

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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:

LOT 19 IN BLOCK 2 IN BRIGGS, WIEGEL, AND KILGALLENS ADDITION TO FIFTH ADDITION TO CRAWFORD GARDENS, BEING A SUBDIVISION OF PART OF LOT 1 IN COMMISSIONER'S PARTITION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 13. EAST OF THE THIRD 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.

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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: 10/27/2020

Signature: Madelyn B. Gonzalez
Grantor or Agent

Subscribed and sworn to before me by the said Madelyn B. Gonzalez this 27th day of October, 2020.



Notary Public Matthew J. Medinger

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: 10/27/2020

Signature: James Hansen
Grantee or Agent

Subscribed and sworn to before me by the said James Hansen this 27th day of October, 2020.



Notary Public Matthew J. Medinger

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.)