

UNOFFICIAL COPY

Prepared By

Name: Christopher Wagner
Address: 3064 Winchester Ct. W
Aurora
State: IL Zip Code: 60304

Doc#: 2034319032 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/08/2020 10:31 AM Pg: 1 of 4
Dec ID 20201101648358

After Recording Return To

Name: L. Matthew Loudenslager
Address: 300 Winchester Rd #201
Glenview
State: Illinois Zip Code: 60025

Space Above This Line for Recorder's Use

ILLINOIS QUIT CLAIM DEED

STATE OF ILLINOIS
COOK COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN DOLLARS (\$ 10.00) in hand paid to CHRISTOPHER WAGNER, a GRANTOR, residing at 3064 Winchester Ct. W, County of DuPage, City of Aurora, State of Illinois (hereinafter known as the "Grantor(s)") hereby quitclaims to SHANNON WAGNER, a Grantee residing at 725 East Street, County of COOK, City of LEMONT, State of ILLINOIS (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in COOK County, Illinois to-wit:

COMMONLY KNOWN AS: 725 East Street, Lemont, Illinois 60439

PROPERTY INDEX NUMBER: 22-29-219-012-0000

LEGAL DESCRIPTION IS ATTACHED.

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

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Exempt under provisions of Paragraph E
Section 4, Real Estate Transfer Act
By: L. Matthew Loudenslager
Date: 11-2-2020

UNOFFICIAL COPY

LOT 1 AND THE VACATED ALLEY LYING SOUTH AND ADJOINING IN THE RESUBDIVISION OF BLOCK 8 OF DOWSE'S ADDITION TO LEMONT, BEING THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE TOWN OF LEMONT, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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 title to real estate under the laws of the State of Illinois.

DATED: 8/27/2020

SIGNATURE: Shannon Wagner (X)
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:

Lloyd Matthew Loudenslagel

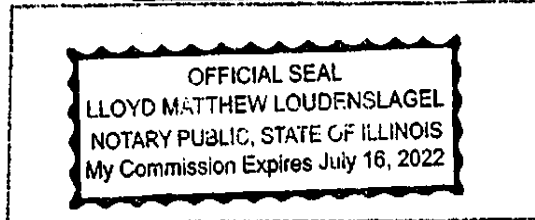
By the said (Name of Grantor): Shannon Wagner

AFFIX NOTARY STAMP BELOW

On this date of: 8/27/2020

NOTARY SIGNATURE:

Lloyd Matthew Loudenslagel



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 title to real estate under the laws of the State of Illinois.

DATED: 8/27/2020

SIGNATURE: Shannon Wagner (X)
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:

Lloyd Matthew Loudenslagel

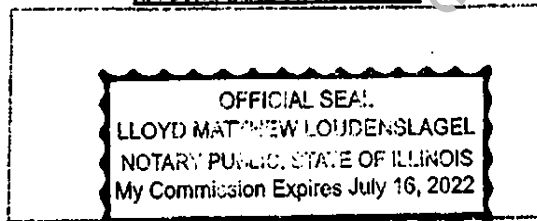
By the said (Name of Grantee): Shannon Wagner

AFFIX NOTARY STAMP BELOW

On this date of: 8/27/2020

NOTARY SIGNATURE:

Lloyd Matthew Loudenslagel



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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)