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QUIT CLAIM DEED ILLINOIS STATUTORY

Doc#: 2035642108 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/21/2020 04:05 PM Pg: 1 of 3

Dec ID 20200701634863

City Stamp 1-942-226-912

THE GRANTOR, **Ann Marie McGuire**, a widow and not since remarried, of 10748 S. Washtenaw, the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS, to **Ann Marie Lawler-McGuire as Trustee of the Ann Marie Lawler-McGuire Trust dated February 15, 2018**, of 10748 S. Washtenaw, the City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

The South 41 feet of the North 516 feet of the East Half (1/2) of Block 3 in Oviatt's Subdivision of the West Half (1/2) of the Southeast Quarter (1/4) of Section 13, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments, confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

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: **24-13-401-024-0000**

Address of Real Estate: **10748 S. Washtenaw, Chicago, IL 60655**

Dated this 26th day of February, 2020

REAL ESTATE TRANSFER TAX

20-Nov-2020



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

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* Total does not include any applicable penalty or interest due

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Ann Marie McGuire
Ann Marie McGuire, Grantor

Ann Marie Lawler-McGuire, as Trustee of the Ann Marie Lawler-McGuire Trust dated February 15, 2018, hereby accepts this conveyance on behalf of the Trust and in her capacity as the acting Trustee.

Ann Marie Lawler-McGuire
Ann Marie Lawler-McGuire, as Trustee

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ann Marie Lawler-McGuire, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 26th day of February, 2020



Julie K. Lawler (Notary Public)

Ann Marie Lawler-McGuire 02/26/2020
Ann Marie Lawler-McGuire

EXEMPT UNDER PROVISIONS OF
PARAGRAPH E SECTION 31-45, REAL
ESTATE TRANSFER TAX LAW

Prepared By: Julie K. Lawler
9901 S. Western Avenue, Suite 100
Chicago, Illinois 60643

Mail To:
Julie K. Lawler
9901 S. Western Avenue, Suite 100
Chicago, IL 60643

Name & Address of Taxpayer:
Ann Marie Lawler-McGuire
10748 S. Washtenaw
Chicago, IL 60655

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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 Jaws of the State of Illinois.

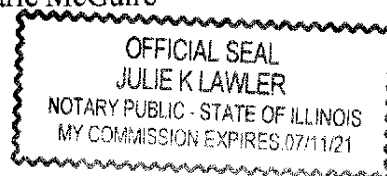
Dated: February 26, 2020

Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said Ann Marie McGuire
On February 26, 2020

Notary Public _____



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

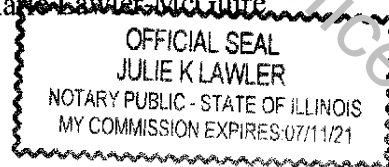
Date: February 26, 2020

Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said Ann Marie Lawler-McGuire
On February 26, 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 ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)