

UNOFFICIAL COPY

Doc#. 2035601119 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/21/2020 02:55 PM Pg: 1 of 3

**Return To/ Mail Tax
Statements To:**
Walter L. Peckat III
3021 N. Allen
Chicago, IL 60618

and Christopher Peckat
3415 Winnetka Rd
Glenview, IL 60026

Dec ID 20200801661398
ST/CO Stamp 1-680-818-656

This Instrument Prepared by:
Timothy P. McHugh, LTD
Attorney
360 W. Butterfield #300
Elmhurst, IL 60126

Order #: RLC-2002954

This space for recording information only

QUITCLAIM DEED

Tax Exempt under _____

WALTER L. PECKAT III

8/11/2020
Date

GRANTORS,

WALTER L. PECKAT III, a married man
3021 N. Allen
Chicago, IL 60618

for and in consideration of ONE AND 00/100 DOLLAR (\$1.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to

GRANTEES,

WALTER L. PECKAT III, a married man
3021 N. Allen
Chicago, IL 60618

and CHRISTOPHER PECKAT, a single man, as tenants in common
3415 Winnetka Rd
Glenview, IL 60026

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION:

LOT 50, EXCEPT THE EASTERLY 10 FEET RUNNING ON A NORTH SOUTH LINE, CARRIAGE WAY SUBDIVISION, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 18-19-306-027-0000

RLC 2002954
FIDELITY NATIONAL TITLE

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Property Address: 109 Carriage Way Dr., Burr Ridge IL 60527

Preparer has examined no underlying title documentation regarding this deed

IN TESTIMONY WHEREOF, witness the signature of the Grantor on the date first written above.

Walter L. Peckat III
WALTER L. PECKAT III

8/11/2020
Date

State of IL

County of COOK

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 8-11, 2020, by WALTER L. PECKAT III, who are personally known to me or have produced DR. LICENSE as identification and who signed this instrument willingly.



Henry Small
NOTARY SIGNATURE

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

REAL ESTATE TRANSFER TAX		12-Aug-2020
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
18-19-306-027-0000 20200801661398 1-680-818-656		

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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 assignment of beneficial interest in land trust is either a. natural person, and 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.

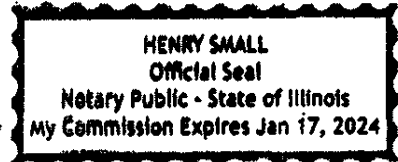
Dated 8/10, 2020

Signature: [Handwritten Signature]

Grantor or Agent

Subscribed and sworn to before

Me by the said WALTER PECKAT
this 11 day of AUGUST, 2020.



NOTARY PUBLIC [Handwritten Signature]

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 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.

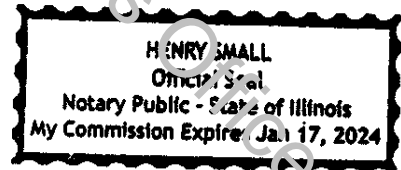
Date 8/11, 2020

Signature: [Handwritten Signature]

Grantee or Agent

Subscribed and sworn to before

Me by the said CHRISTOPHER PECKAT
This 11 day of AUGUST, 2020.



NOTARY PUBLIC [Handwritten Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)