

UNOFFICIAL COPY

Doc#: 2036413245 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/29/2020 11:48 AM Pg: 1 of 6

2043896IL/RTC
QUITCLAIM DEED

Dec ID 20201101667457
ST/CO Stamp 0-718-931-936
City Stamp 0-182-061-024

GRANTOR, TARA HERGOTT, a married woman, who acquired title as TARA L. WOOD, an unmarried woman, joined by her spouse SAMUEL HERGOTT (herein, "Grantor"), whose address is 1400 N. Milwaukee Ave. #406, Chicago, IL 60622, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, TARA HERGOTT and SAMUEL HERGOTT, wife and husband, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 1400 N. Milwaukee Ave #406, Chicago, IL 60622, 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: 1400 N. Milwaukee Ave. #406,
Chicago, IL 60622

Permanent Index Number: 17-06-216-142-1018

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 16th day of November, 2020.

When recorded return to:
TARA HERGOTT
SAMUEL HERGOTT
1400 N. MILWAUKEE AVE. #406
CHICAGO, IL 60622 ~~WX~~

Send subsequent tax bills to:
TARA HERGOTT
SAMUEL HERGOTT
1400 N. MILWAUKEE AVE. #406
CHICAGO, IL 60622

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

UNOFFICIAL COPY

GRANTOR

Tara Hergott

TARA HERGOTT, who acquired title as TARA L. WOOD

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on November 16th, 2020, by TARA HERGOTT, who acquired title as TARA L. WOOD.

[Affix Notary Seal] Notary Signature: *Matthew J. Medinger*

OFFICIAL SEAL
MATTHEW J. MEDINGER
NOTARY PUBLIC, STATE OF ILLINOIS
COOK COUNTY
MY COMMISSION EXPIRES 11/18 2022

Printed name: Matthew J. Medinger
My commission expires: 11/18/2022

Cook County Clerk's Office

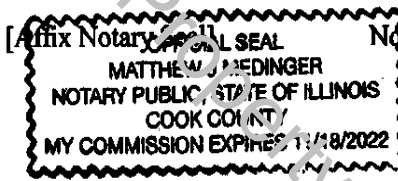
UNOFFICIAL COPY

GRANTOR

Sam Hergott
SAMUEL HERGOTT

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on November 16th, 2020, by SAMUEL HERGOTT.



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

Sam Hergott
Signature of Buyer/Seller/Representative

11/16/2020
Date

Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT OF GRANTOR/GRANTEE

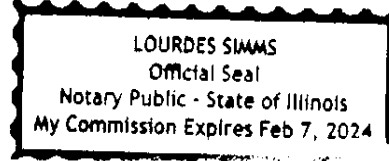
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 November 16th, 2020 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before

Me by the said Lourdes Simms
this 16th day of November, 2020

Notary Public [Signature]



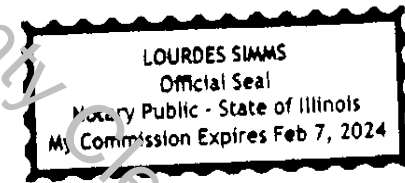
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 November 16th, 2020 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before

Me by the said Lourdes Simms
this 16th day of November, 2020

Notary Public [Signature]



Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

[Legal Description]

PARCEL 1:

UNIT NUMBER 406 IN THE INDIGO LOFTS CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE

PARTS OF THE LOTS IN CLARKE AND BLAKES SUBDIVISION OF ONE ACRE OF LAND LYING IN THE NORTHWEST CORNER OF LOT 8 IN THE ASSESSOR'S DIVISION OF UNSUBDIVIDED LANDS IN THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWESTERLY 5 FEET OF THE SOUTHEAST 124 FEET THEREOF), WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 26, 2001 AS DOCUMENT NUMBER 0010561006 AND RE-RECORDED JUNE 27, 2001 AS DOCUMENT NUMBER 0010567304, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, USE AND ENJOYMENT OVER AND UPON THROUGH AND ABOUT THE COMMERCIAL PROPERTY IN THE FAVOR OF THE RESIDENTIAL PROPERTY HEREBY GRANTED AND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND PARTY WALL RIGHTS FOR THE INDIGO LOFTS CONDOMINIUM HOMEOWNERS ASSOCIATION JUNE 27, 2001 AS DOCUMENT NUMBER 00105673303.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF G-9, A LIMITED COMMON ELEMENT AS DELINEATED ON THE PLAT OF SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED JUNE 26, 2001 AS DOCUMENT NUMBER 0010561006 AND RE-RECORDED JUNE 27, 2001 AS DOCUMENT NUMBER 0010567304, 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

20-041616 (CM)

UNOFFICIAL COPY

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.

Property of Cook County Clerk's Office