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Doc#: 2036417182 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/29/2020 11:37 AM Pg: 1 of 4

20389215L/RTC
QUITCLAIM DEED

Dec ID 20201101657911
ST/CO Stamp 1-500-670-944
City Stamp 0-430-382-048

GRANTOR, ERIC DAVID HOENER, also known as **ERIC HOENER**, a single man (herein, "Grantor"), whose address is 4745 N. Artesian Avenue, Units 1, 2, 3, P-1, P-2 and P-3, Chicago, IL 60625, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, **CONVEYS AND QUITCLAIMS** to **GRANTEE, ERIC DAVID HOENER**, a single man, and **JUDITH HELANE ROTHENBERG**, a single woman, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 4745 N. Artesian Avenue, Units 1, 2, 3, P-1, P-2 and P-3, Chicago, IL 60625, 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: 4745 N. Artesian Avenue, Units
1, 2, 3, P-1, P-2 and P-3,
Chicago, IL 60625

Permanent Index Number: 13-13-207-032-1001, 13-
13-207-032-1002, 13-13-207-032-1003, 13-13-207-032-1004, 13-13-207-032-1005, 13-13-207-032-1006

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 5TH day of November, 2020.

When recorded return to:

ERIC DAVID HOENER
JUDITH HELANE ROTHENBERG
4745 N. ARTESIAN AVENUE,
UNITS 1, 2, 3, P-1, P-2 AND P-3
CHICAGO, IL 60625

Send subsequent tax bills to:

ERIC DAVID HOENER
JUDITH HELANE ROTHENBERG
4745 N. ARTESIAN AVENUE,
UNITS 1, 2, 3, P-1, P-2 AND P-3
CHICAGO, IL 60625

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

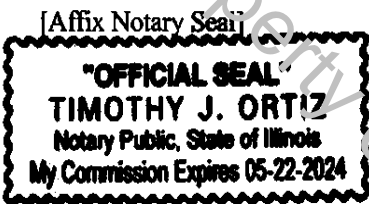
UNOFFICIAL COPY

GRANTOR

Eric David Hoener aka Eric Hoener
ERIC DAVID HOENER, also known as ERIC HOENER

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on 11-5-2020, by ERIC DAVID HOENER, also known as ERIC HOENER.



Notary Signature: [Signature]
Printed name: Timothy J. Ortiz
My commission expires: 5/22/21

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

Eric David Hoener 11/5/20
Signature of Buyer/Seller/Representative Date

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

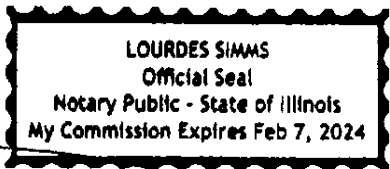
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 11/05/2020

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Loudes Simms this 5th day of November, 2020.

Notary Public [Handwritten Signature]



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: 11/05/2020

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Loudes Simms this 5th day of November, 2020.

Notary Public [Handwritten Signature]



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.)

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EXHIBIT A

[Legal Description]

UNITS 1, 2, 3, P-1, P-2, AND P-3 IN 4745 NORTH ARTESIAN CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN NORTHWEST LAND ASSOCIATIONS SUBDIVISION, BEING A SUBDIVISION LOCATED IN SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 19, 2000 AS DOCUMENT NUMBER 00361643, IN COOK COUNTY, ILLINOIS TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNITS, AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, 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.