

UNOFFICIAL COPY

Doc#: 2100542022 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/05/2021 09:25 AM Pg: 1 of 4

2036817IL/RTC

QUITCLAIM DEED

Dec ID 20201101669775
ST/CO Stamp 1-696-081-888
City Stamp 0-639-289-312

GRANTOR, NATHAN KEAY, a remarried widower (herein, "Grantor"), whose address is 3733 W. Eddy Street, Unit 2, Chicago, IL 60618, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, NATHAN KEAY and JULIE PIACENTINE, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 3733 W. Eddy Street, Unit 2, Chicago, IL 60618, 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: 3733 W. Eddy Street, Unit 2,
Chicago, IL 60618

Permanent Index Number: 13-23-307-345-1002

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 13 day of November, 2020.

When recorded return to:

NATHAN KEAY
JULIE PIACENTINE
3733 W. EDDY STREET, UNIT 2
CHICAGO, IL 60618

Send subsequent tax bills to:

NATHAN KEAY
JULIE PIACENTINE
3733 W. EDDY STREET, UNIT 2
CHICAGO, IL 60618

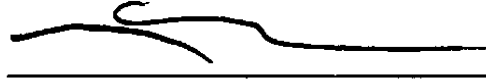
This instrument prepared by:

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

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GRANTOR



NATHAN KEAY

STATE OF Illinois
COUNTY OF Cook

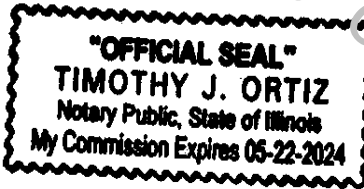
This instrument was acknowledged before me on 11/13/2020, by NATHAN KEAY.

[Affix Notary Seal]

Notary Signature: 

Printed name: Timothy J. Ortiz

My commission expires: 5-22-24



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



Signature of Buyer/Seller/Representative

11/13/2020

Date

Property of Cook County Clerk's Office

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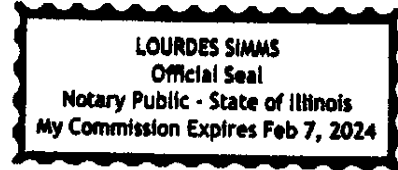
STATEMENT BY GRANTOR AND GRANTEE

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 laws of the State of Illinois.

Dated: 12/2, 2020

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by
the said Lourdes Simms
this 2 day of December, 2020.



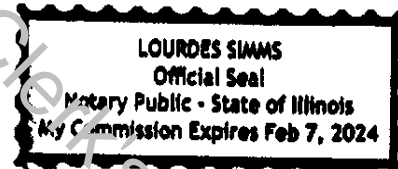
Notary Public: [Signature]

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 acquire and hold title to real estate in Illinois, or other 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.

Dated: 12/2, 2020

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by
the said Lourdes Simms
this 2 day of December, 2020.



Notary Public: [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 Tax Act.)

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EXHIBIT A

[Legal Description]

PARCEL 1:

UNIT 2 IN THE 3733 WEST EDDY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 14 AND THE WEST 2 1/2 FEET OF LOT 13 IN BLOCK 2 IN LOUCK'S AND BAUER'S RESUBDIVISION OF BLOCK 11 IN K.K. JONES SUBDIVISION IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0330744109. TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF S-1, S-3, AND S-4. LIMITED COMMON ELEMENTS. AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0330744109, 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.