

# UNOFFICIAL COPY

Doc#: 2101306032 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/13/2021 09:45 AM Pg: 1 of 4

Dec ID 20201201685761  
ST/CO Stamp 0-985-479-136  
City Stamp 0-001-103-840

2040719 IL/RTC

## QUITCLAIM DEED

**GRANTOR**, JOHN J. DUFFY, also known as JOHN J. DUFFY, JR., and PATRICIA A. DUFFY, formerly known as PATRICIA A. EVANS, husband and wife who acquired title as joint tenants (herein, "Grantor"), whose address is 10350 South Central Park Avenue, Chicago, IL 60655, for and in consideration of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, **CONVEYS AND QUITCLAIMS** to **GRANTEE**, JOHN J. DUFFY and PATRICIA A. DUFFY, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 10350 South Central Park Avenue, Chicago, IL 60655, 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: 10350 South Central Park Avenue, Chicago, IL 60655

Permanent Index Number: 24-14-103-083-0000

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 30 day of November, 2020

### When recorded return to:

JOHN J. DUFFY  
PATRICIA A. DUFFY  
10350 SOUTH CENTRAL PARK  
AVENUE  
CHICAGO, IL 60655 *CA*

### Send subsequent tax bills to:

JOHN J. DUFFY  
PATRICIA A. DUFFY  
10350 SOUTH CENTRAL PARK  
AVENUE  
CHICAGO, IL 60655

### 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

*John J. Duffy*  
JOHN J. DUFFY, also known as JOHN J. DUFFY, JR.

STATE OF ILLINOIS  
COUNTY OF COOK

This instrument was acknowledged before me on NOVEMBER 30, 2020 by JOHN J. DUFFY, also known as JOHN J. DUFFY, JR.

[Affix Notary Seal]

Notary Signature: *Vicky W. Franos*  
Printed name: VICKY W FRANOS  
My commission expires: 11/19/2022



GRANTOR

*Patricia A. Duffy*  
PATRICIA A. DUFFY, formerly known as PATRICIA A. EVANS

STATE OF ILLINOIS  
COUNTY OF COOK

This instrument was acknowledged before me on NOVEMBER 30, 2020 by PATRICIA A. DUFFY, formerly known as PATRICIA A. EVANS.

[Affix Notary Seal]

Notary Signature: *Vicky W. Franos*  
Printed name: VICKY W FRANOS  
My commission expires: 11/19/2022



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

*Patricia A. Duffy*  
Signature of Buyer/Seller/Representative

11/30/2020  
Date

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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: 11-30-2020

Signature:   
Grantor or Agent

Subscribed and sworn to before me by the said JOHN Y DUFFY this 30 day of NOVEMBER, 2020.

Notary Public 

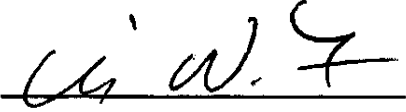


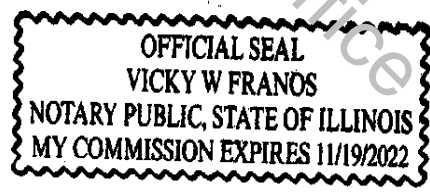
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 11/30/2020

Signature:   
Grantee or Agent

Subscribed and sworn to before me by the said PATRICIA A DUFFY this 30 day of NOVEMBER, 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 the provisions of Section 4 of the Illinois Real Estate Transfer Act.)

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## EXHIBIT A

[Legal Description]

LOT 10 IN PERSON'S RESUBDIVISION OF THE EAST 133.5 FEET OF LOTS 2, 3, 4 AND 5 IN J. S. HOVLAND'S RESUBDIVISION OF J. S. HOVLAND'S 103RD STREET SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, 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.*