

# UNOFFICIAL COPY

Doc#: 2103201534 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/01/2021 03:39 PM Pg: 1 of 4

20446051/RT

## QUITCLAIM DEED

Dec ID 20210101603970  
ST/CO Stamp 0-827-293-664  
City Stamp 2-046-951-440

**GRANTOR**, STEWART THOMAS, a married man, joined by his spouse, KERRY THOMAS (herein, "Grantor"), whose address is 10144 South Crandon Avenue, Chicago, IL 60617, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, **CONVEYS AND QUITCLAIMS** to **GRANTEE**, STEWART THOMAS and KERRY THOMAS, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 10144 South Crandon Avenue, Chicago, IL 60617, 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: 10144 South Crandon Avenue,  
Chicago, IL 60617

Permanent Index Number: 25-12-416-075-0-900

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 18 day of DECEMBER, 2020.

### When recorded return to:

STEWART THOMAS  
KERRY THOMAS  
10144 SOUTH CRANDON AVENUE  
CHICAGO, IL 60617

### Send subsequent tax bills to:

STEWART THOMAS  
KERRY THOMAS  
10144 SOUTH CRANDON AVENUE  
CHICAGO, IL 60617

### 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

[Signature]  
STEWART THOMAS

STATE OF ILLINOIS  
COUNTY OF COOK

This instrument was acknowledged before me on DECEMBER 18, 2020, by STEWART THOMAS.

[Affix Notary Seal] Notary Signature: [Signature]  
Printed name: VICKY W FRANOS  
My commission expires: 11/19/2022



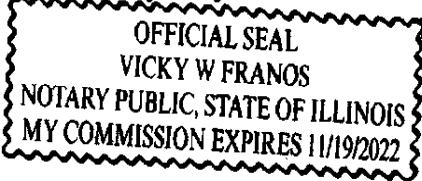
GRANTOR

[Signature]  
KERRY THOMAS

STATE OF ILLINOIS  
COUNTY OF COOK

This instrument was acknowledged before me on DECEMBER 18, 2020, by KERRY THOMAS.

[Affix Notary Seal] Notary Signature: [Signature]  
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

[Signature]  
Signature of Buyer/Seller/Representative

12/18/2020  
Date

# 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 12/18/2020 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before

Me by the said STEWART THOMAS  
this 18 day of DECEMBER 2020  
Notary Public [Signature]

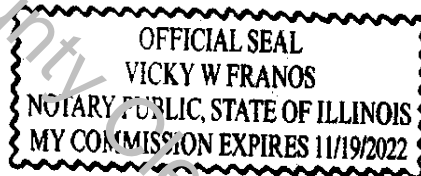


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 12/18/2020 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before

Me by the said KERRY THOMAS  
this 18 day of DECEMBER 2020  
Notary Public [Signature]



# UNOFFICIAL COPY

## EXHIBIT A

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 15 AND THE SOUTH 9 FEET OF LOT 14 AND THE NORTH 3 FEET OF LOT 16 IN BLOCK 30 IN CALUMET TRUSTS SUBDIVISION IN SECTION 12, BOTH NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE, IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND FRACTIONAL SECTION 7, NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 15, 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.*