

# UNOFFICIAL COPY

## QUIT CLAIM DEED

### Prepared By and Return To:

Joshua B. Rosenzweig  
**OTTOSEN DiNOLFO HASENBALG  
& CASTALDO, LTD.**  
1804 N. Naper Blvd., Ste. 350  
Naperville, IL 60563

Doc#: 2103507270 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/04/2021 10:10 AM Pg: 1 of 4

Dec ID 20210101607756  
ST/CO Stamp 1-066-643-472  
City Stamp 0-446-369-808

### Future Tax Bills To:

Denise Boyd, as Trustee of  
the Denise Boyd Revocable Living Trust.  
Dated November 9, 2020  
4449 S. Lake Park Ave., Unit 4S  
Chicago, IL 60653

THE GRANTOR(S), Denise Boyd, a single woman, of 4449 S. Lake Park Ave., Unit 4S, Chicago, IL 60653, for and in consideration of the sum of Ten Dollars and other valuable consideration in hand paid, Convey and Quit Claim to the GRANTEE(S), Denise Boyd, not individually but as Trustee of the Denise Boyd Revocable Living Trust, Dated November 9, 2020, of 4449 S. Lake Park Ave., Unit 4S, Chicago, IL 60653, the following real estate, per the legal description:


**Legal Description:** See Attached Exhibit A  
**Permanent Tax Index Number:** 20-02-404-112-1008  
**Property Address:** 4449 S. Lake Park Ave., Unit 4S, Chicago, IL 60653

SUBJECT TO: General real estate taxes for the year 2019 & thereafter; easements, covenants, conditions & restrictions of record; zoning laws & ordinances; drain tiles, ditches, feeders & laterals;

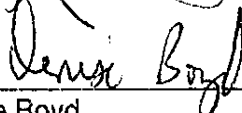
hereby releasing and waiving rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Exempt under provisions of Paragraph E of Section 31-45 of the Real Estate Transfer Tax Law.

Dated: 11/9/2020

  
\_\_\_\_\_  
Signature of Buyer-Seller or Representative

Dated: 11-9-2020

  
\_\_\_\_\_  
Denise Boyd

[THIS SPACE INTENTIONALLY LEFT BLANK]

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STATE OF ILLINOIS                    )  
                                                  ) SS.  
COUNTY OF DUPAGE                )

I, the undersigned, a Notary Public in and for DuPage County, Illinois, DO HEREBY CERTIFY that DENISE BOYD, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and seal this NOV. 9, 2020.



Heidi M. Nelson  
Notary Public

Property of Cook County Clerk's Office

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## **EXHIBIT A** **LEGAL DESCRIPTION**

### PARCEL 1:

UNIT NUMBER 4S IN THE LAKE PARK PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 3 IN LYMAN'S RESUBDIVISION OF BLOCK 2 AND PART OF BLOCK 3 IN LYMAN'S SUBDIVISION OF THAT PART LYING WEST OF THE ILLINOIS CENTRAL RAILROAD OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0709615133 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

### PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF P-8, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0709615133.

Permanent Index Number(s): 20-02-404-112-1008

Commonly known as: 4449 S. Lake Park Ave., Unit 4S, Chicago, IL 60653

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 1 17, 2021

SIGNATURE: \_\_\_\_\_  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantor): Joshua Rosenzweig  
Agent

On this date of: 1 17, 2021

NOTARY SIGNATURE: Michelle A. Buhr

AFFIX NOTARY STAMP BELOW

"OFFICIAL SEAL"  
MICHELLE A BUHR  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 1/3/2022

### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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: 1 17, 2021

SIGNATURE: \_\_\_\_\_  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantee): Joshua Rosenzweig  
Agent

On this date of: 1 17, 2021

NOTARY SIGNATURE: Michelle A. Buhr

AFFIX NOTARY STAMP BELOW

"OFFICIAL SEAL"  
MICHELLE A BUHR  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 1/3/2022

### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)