

UNOFFICIAL COPY

Doc#: 2103912172 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/08/2021 08:52 AM Pg: 1 of 3

Dec ID 20210101615231
ST/CO Stamp 1-464-899-600
City Stamp 1-876-584-464



National Title Solutions, Inc.

QUIT CLAIM DEED ILLINOIS STATUTORY Individual

File Number: 2020-17941

THE GRANTOR(S) STEVEN SREMAC AND IRENE SREMAC, HUSBAND AND WIFE, AND LOUIS B. BONDURANT, AN UNMARRIED MAN, AS JOINT TENANTS, whose address is 1454 West Ohio Street, Chicago, IL 60642, of the County of Cook, State of Illinois for and in consideration of Ten Dollars, (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to STEVEN SREMAC AND IRENE SREMAC, HUSBAND AND WIFE, LOUIS B. BONDURANT, AN UNMARRIED MAN, AND PETER SREMAC, A MARRIED MAN, ALL AS JOINT TENANTS, whose address is 1454 West Ohio Street, Chicago, IL 60642 of the County of Cook, State of Illinois. All interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LOT TWENTY-SIX IN BLOCK ELEVEN (11) IN BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST HALF (W 1/2) OF THE NORTH WEST QUARTER (NW 1/4) OF SECTION EIGHT (8), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-08-116-025-0000

Hereby releasing and waiving all right under and by virtue of the Homes and Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-08-116-025-0000
Address(es) of Real Estate: 1454 West Ohio Street, Chicago, IL 60642

EXEMPT UNDER PROVISIONS OF
Paragraph E Section 31-45
Property Tax Code:

Dec 9, 2020
Date

[Signature]
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX	15-Jan-2021
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

17-08-116-025-0000 | 20210101615231 | 1-876-584-464

Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	15-Jan-2021
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-08-116-025-0000 | 20210101615231 | 1-464-899-600

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Dated this 9 day of Dec, 2020

[Signature]
STEVEN SREMAC

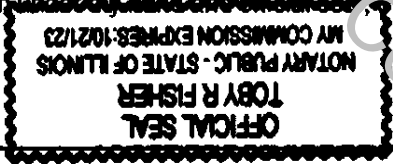
[Signature]
IRENE SREMAC

[Signature]
LOUIS B. BONDURANT

State of IL, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **STEVEN SREMAC, IRENE SREMAC, AND LOUIS B. BONDURANT** personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal this 9 day of Dec, 2020



[Signature] (Notary Public)

After Recording, Return To:

National Title Solutions, Inc.
3550 Hobson Rd. Suite 101
Woodridge, IL 60517

Prepared By:

Meghan Stokes
Law Office of Meghan Stokes LLC
3452 N Kolmar Ave.
Chicago, IL 60641

Mail Tax Bill(s) To:

Louis B. Bondurant, Steven Sremac, and Peter Sremac
1454 West Ohio Street
Chicago, IL 60642

Cook County Clerk's Office

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GRANTOR GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY 625 ILCS 30-0/20 (from Ch. 34, par. 3-0/20)

GRANTOR SECTION

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 (ABI) is a trust in 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: 12/9/2020

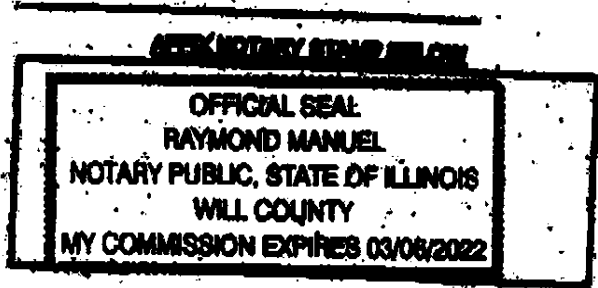
SIGNATURE: [Signature]
GRANTOR or AGENT

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 Grantor of Grantor:

On this date of 12/9/2020

NOTARY SIGNATURE: _____



GRANTEE SECTION

The **GRANTEE** or his/her agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) is a trust in 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: 12/9/2020

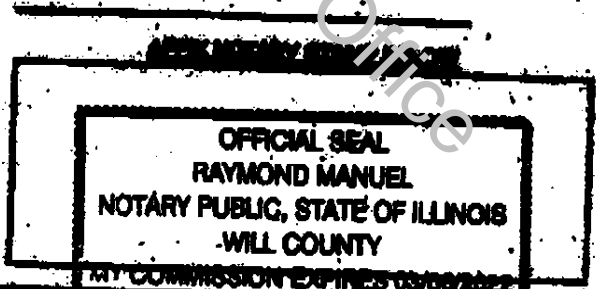
SIGNATURE: [Signature]
GRANTEE or AGENT

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 Grantee of Grantee:

On this date of 12/9/2020

NOTARY SIGNATURE: _____



GENERAL LIABILITY NOTICE
Pursuant to Section 625 ILCS 30-0/20, Any person who knowingly submits a false statement concerning the identity of a GRANTEE shall be guilty of a CLASS D 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: 625 ILCS 30-0/1.21