

UNOFFICIAL COPY

Return To:

Erin Stevie Robinson
2800 North Talman Avenue,
Unit F, Chicago, IL 60618

This Instrument Prepared by:

Timothy P. McHugh, LTD
Attorney
360 W. Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:

Erin Stevie Robinson
2800 North Talman Avenue,
Unit F, Chicago, IL 60618

Order #: 00750232



21039170240

Doc# 2103917024 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/08/2021 10:48 AM PG: 1 OF 5

This space for recording information only

QUITCLAIM DEED

AFTER RECORDING RETURN TO:
SYNRGO, INC
590 W LAMBERT RD.
BREA, CA 92821

Tax Exempt under Chapter 35 ILCS, Paragraph 200/31-45 (e)

Erin Stevie Robinson

ERIN STEVIE ROBINSON

11/17/2020

Date

GRANTORS,

ERIN STEVIE ROBINSON fka ERIN B. BREWER A/K/A ERIN R. BREWER, A Single
Woman
2800 North Talman Avenue, Unit F,
Chicago, IL 60618

for and in consideration of ONE AND 00/100 DOLLAR (\$1.00) and other good and valuable consideration
in hand paid, CONVEY AND WARRANT to

GRANTEES,

ERIN STEVIE ROBINSON, A Single Woman
2800 North Talman Avenue, Unit F,
Chicago, IL 60618

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"

PIN: 13-25-225-031-0000

Property Address: 2800 North Talman Avenue, Unit F, Chicago, IL 60618

Preparer has examined no underlying title documentation regarding this deed

0
P 5
S 4
M 1
SC 1
F 1
T 1

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IN TESTIMONY, WHEREOF, witness the signature of the Grantor on the date first written

above. Erin Stevie Robinson

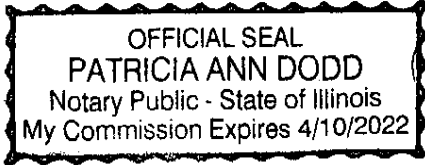
fka Erin B Brewer
aka Erin R Brewer
ERIN STEVIE ROBINSON fka
ERIN B. BREWER A/K/A ERIN R. BREWER

11/17/2020
Date

State of Illinois

County of Cook

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this Nov 17, 2020, by ERIN STEVIE ROBINSON fka ERIN B. BREWER A/K/A ERIN R. BREWER, who are personally known to me or have produced Drivers License as identification and who signed this instrument willingly.



Patricia Ann Dodd
NOTARY SIGNATURE

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

REAL ESTATE TRANSFER TAX		10-Dec-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-25-225-031-0000 | 20201201684518 | 1-276-254-176

REAL ESTATE TRANSFER TAX		08-Jan-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-25-225-031-0000 | 20201201684518 | 0-392-454-160

* Total does not include any applicable penalty or interest due.

Return to:

Loop Clerking Service, Inc
77 W Washington St. Ste 1414
Chicago IL 60602
312-508-5565

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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 assignment of beneficial interest in land trust is either a. natural person, and 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 11/17, 2020

Signature: Erin Stevie Robinson AKA Erin B Brewer aka Erin A Brewer
Grantor or Agent

Subscribed and sworn to before,
Me by the said Erin Stevie Robinson AKA ERIN B Brewer AKA ERIN R. Brewer
this 17 day of Nov, 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 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.

Date 11/17, 2020

Signature: Erin Stevie Robinson

Grantee or Agent

Subscribed and sworn to before,
Me by the said Erin Stevie Robinson
This 17 day of Nov, 2020.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

} SS

COUNTY OF COOK

Erin Stevie Robinson, being duly sworn on oath, states that she resides at 2800 N Talman Ave E, Chicago, IL, 60618. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
OR
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Erin Stevie Robinson

SUBSCRIBED AND SWORN to before me
this 17 day of Nov, 2020
Patricia Ann Dodd
Notary public



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Exhibit A

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

PARCEL 1:

THE EAST 44.40 FEET OF THE SOUTH 17.34 FEET OF THE NORTH 220.24 FEET (AS MEASURED ON THE EAST LINE AND AT RIGHT ANGLES THERETO) OF THE SOUTH 9 FEET OF LOT 32, AND LOTS 33 TO 41, BOTH INCLUSIVE TAKEN AS A SINGLE TRACT OF LAND IN MARY WOLFGRAM'S SUBDIVISION OF THE SOUTH 5 ACRES EAST OF THE RAILROAD OF LOT 6 IN RICHON AND BAUERMEISTER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF THE AFORESAID PARCEL FOR INGRESS, EGRESS, USE AND ENJOYMENT OVER AND UPON PROPERTY DESCRIBED AND SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 98153807.

Parcel ID:13-25-225-031

Commonly known as 2800 North Talman Avenue, Unit F, Chicago, IL 60618
However, by showing this address no additional coverage is provided