

UNOFFICIAL COPY

Doc#: 2104012325 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/09/2021 12:52 PM Pg: 1 of 4

2049273 EL/RTL
QUITCLAIM DEED

Dec ID 20210101617413
ST/CO Stamp 0-745-355-280
City Stamp 1-780-791-312

GRANTOR, ERIN EGAN, a married woman, joined by her spouse, DIANA VASQUEZ (herein, "Grantor"), whose address is 2315 W. Arthur Avenue, Unit 1, Chicago, IL 60645, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, ERIN EGAN and DIANA VASQUEZ, married to each other, as tenants in common (herein, "Grantees"), whose address is 2315 W. Arthur Avenue, Unit 1, Chicago, IL 60645, 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: 2315 W. Arthur Avenue, Unit 1,
Chicago, IL 60645

Permanent Index Number: 11-31-313-039-1002

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 6th day of JANUARY, 2021

When recorded return to:

ERIN EGAN
DIANA VASQUEZ
2315 W ARTHUR AVENUE, UNIT 1
CHICAGO, IL 60645

Send subsequent tax bills to:

ERIN EGAN
DIANA VASQUEZ
2315 W ARTHUR AVENUE, UNIT 1
CHICAGO, IL 60645

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

E.S.
ERIN EGAN

STATE OF *Illinois*
COUNTY OF *COOK*

This instrument was acknowledged before me on *January 6-2021*, by ERIN EGAN.

[Affix Notary Seal] Notary Signature: *[Signature]*
Printed name: *SALIM JIWANI / Notary Public*
My commission expires: *3/15/2024*



GRANTOR

[Signature]
DIANA VASQUEZ

STATE OF *Illinois*
COUNTY OF *COOK*

This instrument was acknowledged before me on *January 6-2021*, by DIANA VASQUEZ.

[Affix Notary Seal] Notary Signature: *[Signature]*
Printed name: *SALIM JIWANI / Notary Public*
My commission expires: *3/15/2024*



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

E.S. Diana Vasquez
Signature of Buyer/Seller/Representative

1-6-2021
Date

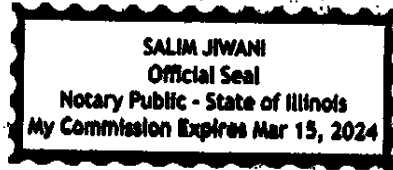
UNOFFICIAL COPY

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 JANUARY 6, 2021 Signature: [Signature]
Grantor or Agent

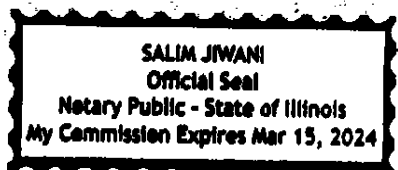
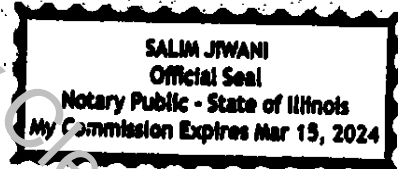
Subscribed and sworn to before
Me by the said ERIN EGAN
this 6 day of JANUARY, 2021
Notary Public [Signature]



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 JANUARY 6, 2021 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
Me by the said ERIN EGAN, DIANA VASSUEY
this 6 day of JANUARY, 2021
Notary Public [Signature]



UNOFFICIAL COPY

EXHIBIT A

[Legal Description]

UNIT NUMBER 1 IN THE 2315 WEST ARTHUR TERRACE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 81 IN ARTHUR AVENUE SUBDIVISION OF 26 ACRES IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 4, 1922 AS DOCUMENT NUMBER 7366967, IN COOK COUNTY, ILLINOIS,

WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0813616000, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, 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.