

UNOFFICIAL COPY

QUIT CLAIM DEED

Statutory (Illinois)
(Individual to Trust)

STOPPA
The Grantor, **PATRICIA A. PRENDERGAST**, divorced and not since remarried, of the City of Chicago, County of Cook, State of Illinois, for the consideration of Ten (\$10.00) Dollars, in hand paid, **CONVEYS** and **QUIT CLAIMS**, to the Grantee, **PATRICIA A. PRENDERGAST**, as Trustee, of 3114 N. Octavia Ave., Chicago, IL 60707, or her successor in trust, under **THE PATRICIA A. PRENDERGAST LIVING TRUST**, dated February 13, 2021, and any amendments thereto.



Doc# 2104947032 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/18/2021 02:55 PM PG: 1 OF 3

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

THE NORTH 33.0 FEET OF THE SOUTH 66 FEET OF LOT 4 IN BLOCK 5 IN H.O. STONE AND COMPANY'S SUBDIVISION OF THE EAST 60 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART DEDICATED FOR BELMONT AVENUE AND EXCEPT THAT PART LYING NORTH OF BELMONT AVENUE) ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 1920 AS DOCUMENT 6888202, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises forever subject to covenants, conditions and restrictions of record and to General Taxes for 2020 and subsequent years.

Permanent Real Estate Index Number: 12-25-205-026-0000

Property Address: 3114 N. Octavia Avenue
Chicago, Illinois. 60707

Dated this 13th day of February, 2021.

PATRICIA A. PRENDERGAST

REAL ESTATE TRANSFER TAX

18-Feb-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

12-25-205-026-0000 | 20210101603398 | 0-630-770-704

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

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)


I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

PATRICIA A. PRENDERGAST

Is personally known to me to be the same person whose name is subscribed to the foregoing instrument and appeared before me this day in person and acknowledged that she sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

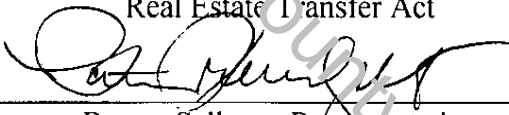
GIVEN under my hand and official seal, this 13th day of February, 2021.





Notary Public

Exempt under provisions of Paragraph E, Section 4,
Real Estate Transfer Act





Buyer, Seller or Representative

MAIL TO:
Patricia A. Prendergast
3114 N. Octavia
Chicago, IL 60707

SEND SUBSEQUENT TAX BILLS TO:
Patricia A. Prendergast
3114 N. Octavia
Chicago, IL 60707

This instrument was prepared by the Law Offices of Garrido & Stoppa, P.C., 5310 N. Harlem, #210, Chicago, Illinois 60656.

REAL ESTATE TRANSFER TAX		18-Feb-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
12-25-205-026-0000 20210101603398 0-948-792-336		

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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: 02 | 13 | 20 21

SIGNATURE: [Signature]
GRANTOR or AGENT

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

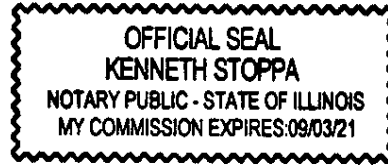
Subscribed and sworn to before me, Name of Notary Public: Kenneth STOPPA

By the said (Name of Grantor): Patricia A. Plendergast

AFFIX NOTARY STAMP BELOW

On this date of: 02 | 13 | 20 21

NOTARY SIGNATURE: [Signature]



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: 02 | 13 | 20 21

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: Kenneth STOPPA

By the said (Name of Grantee): Patricia A. Plendergast, Trustee

AFFIX NOTARY STAMP BELOW

On this date of: 02 | 13 | 20 21

NOTARY SIGNATURE: [Signature]



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)