

UNOFFICIAL COPY

20-63870
QUIT CLAIM DEED

Doc#: 2105006110 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/19/2021 10:14 AM Pg: 1 of 4

Dec ID 20210201628970
ST/CO Stamp 0-618-254-352
City Stamp 0-165-471-248

Above Space for Recorder's Use Only

THE GRANTORS EDWIN MILLER a/k/a EDWIN L. MILLER and DOROTHY MILLER, husband and wife, of the Town of Spotsylvania, County of Spotsylvania, Commonwealth of Virginia, for and in consideration of (\$10.00) TEN and NO/100th DOLLARS, in hand paid, **CONVEY and QUIT CLAIM** to **JENNIFER BREEN, a married woman,** 1510 North Mohawk, Chicago, Illinois 60610, the following described real estate located in Cook County, Illinois, to wit:

SEE EXHIBIT ATTACHED HERETO AND MADE A PART HEREOF

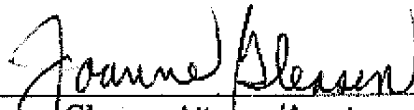
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any.

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate; terms, covenants, and conditions of the declaration and by-laws and all amendments thereto; public and utility easements including any easements established by or implied from the declaration and by-laws or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act.

Permanent Index Number (PIN): 17-09-241-036-1283

Address of Real Estate: 545 North Dearborn Street, Unit 3605, Chicago, Illinois 60654

EXEMPT UNDER REAL ESTATE TRANSFER TAX ACT SECTION 4, PARAGRAPH E AND COOK COUNTY ORD. 96104 PARAGRAPH E-8.


Joanne Gleason, Attorney/Agent

Date: January 6, 2021

North American Title Company
1778A S. Naperville Rd #200
Wheaton, IL 60189

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Dated this 02 day of January, 2021.

Edwin Miller a/k/a Edwin L. Miller (SEAL)
EDWIN MILLER a/k/a EDWIN L. MILLER

Dorothy Miller (SEAL)
DOROTHY MILLER

Commonwealth of Virginia, County of Spotsylvania - ss, I, the undersigned, a Notary Public in and for said County, in the Commonwealth aforesaid, DO HEREBY CERTIFY **EDWIN MILLER a/k/a EDWIN L. MILLER and DOROTHY MILLER, husband and wife**, personally known to me to be the same persons whose names 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, if any.

Given under my hand and official seal, this 02 day of January, 2021.

Scott A. Bryant
NOTARY PUBLIC



This instrument was prepared by: Joanne Gleason, Law Office of Joanne Gleason, 1523 North Walnut Avenue, Arlington Heights, Illinois 60004 (847) 421-3900

MAIL TO:

Ms. Joanne Gleason, Esq.
Law Office of Joanne Gleason
1523 North Walnut Avenue
Arlington Heights, Illinois 60004

SEND SUBSEQUENT TAX BILLS TO:

Ms. Jennifer Breen
1510 North Mohawk
Chicago, Illinois 60610

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STATEMENT BY GRANTOR AND GRANTEE

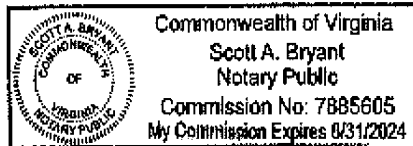
The grantors or their agent affirm that, to the best of their knowledge, the name of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: January 02, 2021.

Signature: *Dorothy Mills*
DOROTHY MILLS, Grantor

Subscribed and sworn to before me by the said Grantor this 2nd day of January, 2021.

Notary Public *Scott A Bryant*



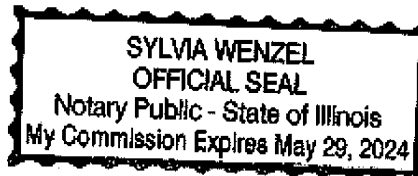
The grantees or their agent affirm and verify that the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: January 6, 2021.

Signature: *Joanne Gleason*
JOANNE GLEASON, Grantee's Agent

Subscribed and sworn to before me by the said Grantee this 6th day of January, 2021.

Notary Public *Sylvia Wenzel*



Note: 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.

(Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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15826-20-63970-IL

Property Address: 545 N. Dearborn Street, #3605, Chicago, IL 60654

Parcel ID: 17-09-241-036-1283

Parcel 1: Unit number W3605 in the Residences at Grand Plaza Condominium, as delineated on a Plat of survey of the following described tract of Land: Lot 4A and Lot 4B in the Subdivision at Grand Plaza, as said Lots are located and delineated both horizontally and vertically in said Subdivision, being a Resubdivision of all of Block 25 in Kinzie's Addition to Chicago in Section 10, also of Block 16 in Wolcott's Addition to Chicago in Section 9, and also all of the vacated alley, 18 feet wide, in said Block 16 and 25 heretofore described; all in Township 39 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded on December 29, 2003 as document 0336227024, which Plat of survey is attached as exhibit "A" to the declaration of condominium recorded October 26, 2005 as document number 0529910137; together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: Easements for the Benefit of Parcel 1 as set forth in and created by the declaration of covenants, conditions, restrictions and easements recorded August 3, 2005 as document number 0521518064.