

# UNOFFICIAL COPY

Doc#: 2105007098 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/19/2021 08:41 AM Pg: 1 of 6

Dec ID 20210101628027  
ST/CO Stamp 0-467-802-128  
City Stamp 1-809-979-408

Prepared By:  
Margaret Daulton, Attorney at Law, 13805 W. Burleigh Rd, Ste 100, Brookfield, WI 53005

Mail Tax Statement to: Timothy O'Brien, 3828 North Janssen Avenue, Chicago, IL 60613

Return to: Westcor Land Title Insurance Company  
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Permanent Real Estate Index Number: 14-20-106-029-0000

Record 3<sup>rd</sup>

## QUITCLAIM DEED

BSS-11-RF-633512

TIMOTHY O'BRIEN, a single person, whose mailing address is 3828 North Janssen Avenue, Chicago, IL 60613 (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 (\$10.00), and other good and valuable consideration, does hereby CONVEY and QUITCLAIM unto TIMOTHY J. O'BRIEN, as Trustee under the terms and provisions of a certain Trust Agreement dated the 3<sup>rd</sup> day of July, 2014 and designated as THE TIMOTHY J. O'BRIEN TRUST, in fee simple, whose address is 3828 North Janssen Avenue, Chicago, IL 60613, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

The South 1/2 of Lot 11 and the North 10 feet of Lot 12 in Block 5 in Lakeview High School Subdivision of the Northwest 1/4 of the Northwest 1/4 of Section 20 Township 40 North Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Being the same property conveyed to Grantor, by Deed dated 7/3/14 and recorded 7/3/14, in 14-20-106-029-0000, in the Office of the County Recorder of Cook County, State of Illinois.

Property Address: 3828 North Janssen Avenue, Chicago, IL 60613

This conveyance made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

\* Being recorded simultaneously herewith

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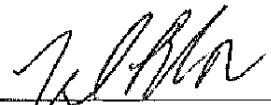
IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 17th day  
November, 2020.

  
\_\_\_\_\_  
TIMOTHY O'BRIEN (Seal)

STATE OF ILLINOIS }  
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT TIMOTHY O'BRIEN, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of November 17th, 2020.

  
\_\_\_\_\_  
Notary Public  
My Commission expires: 9/27/23



PROPERTY OF COOK COUNTY CLERK'S OFFICE

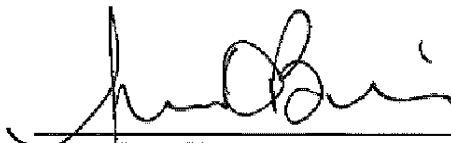
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This copy is provided by the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph E Section 31.45, Property Tax Code.

Date: 11/17/2020

Signature of Grantor:

  
\_\_\_\_\_  
TIMOTHY O'BRIEN

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 31-Jan-2021



<b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00 *

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 31-Jan-2021

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00



14-20-106-029-0000 | 20210101628027 | 0-467-802-128

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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 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 13, 2021

Signature: [Signature] (the agent)  
Grantor or Agent

Subscribed and sworn to before me  
By the said REBEKAH SCHUECK  
This 13, day of JANUARY, 2021  
Notary Public [Signature]

Commonwealth of Pennsylvania - Notary Seal  
Michael R. Estelle, Notary Public  
Montgomery County  
My commission expires March 19, 2023  
Commission number 1347499

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 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.

Date January 13, 2021

Signature: [Signature] (the agent)  
Grantee or Agent

Subscribed and sworn to before me  
By the said REBEKAH SCHUECK  
This 13, day of JANUARY, 2021  
Notary Public [Signature]

Commonwealth of Pennsylvania - Notary Seal  
Michael R. Estelle, Notary Public  
Montgomery County  
My commission expires March 19, 2023  
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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.

(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.)