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21053420620

QUIT CLAIM DEED (Illinois Statutory)

After Recording Mail To:

Ryan W. Gardner
Lavelle Law, Ltd.
1933 N. Meacham Road, Suite 600
Schaumburg, Illinois 60173

Send Subsequent Tax Bills To:

Adam and Stephanie Westergaard
3542 N. Damen Avenue
Chicago, Illinois 60618

Doc# 2105342062 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/22/2021 03:16 PM PG: 1 OF 3

THE GRANTORS, Adam S. Westergaard and Stephanie M. Westergaard, husband and wife, of 3540 N. Damen Avenue, City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to Stephanie M. Westergaard and Adam S. Westergaard as co-trustees of the Stephanie M. Dolan Revocable Trust dated June 8, 2014, as amended or restated from time to time, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

Legal Description attached hereto as Exhibit A and made a part hereof.

Permanent Real Estate Index Number: 14-19-307-028-0000

Address of Real Estate: 3540 N. Damen Avenue, Chicago, Illinois 60618

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

THIS IS NOT HOMESTEAD PROPERTY.

TO HAVE AND TO HOLD said premises forever.

Adam S. Westergaard

Stephanie M. Westergaard

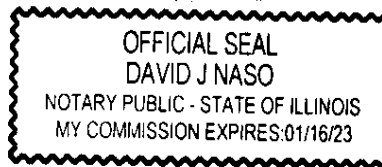
Dated this 26 day of June, 2020.

STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Adam S. Westergaard and Stephanie M. Westergaard, 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.

Given under my hand and official seal, this June 26, 2020.

NOTARY PUBLIC (SEAL)



State of Illinois
DEPARTMENT OF REVENUE
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph e, Section 4, of the Real Estate Transfer Tax Act. Dated this June 26, 2020.

Signature of Buyer-Seller or their Representative

Prepared by: Ryan W. Gardner, Lavelle Law, Ltd., 1933 N. Meacham Road, Suite 600, Schaumburg, Illinois 60173
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EXHIBIT A - LEGAL DESCRIPTION



LOT 46 IN BLOCK 2 IN SUBDIVISION OF BLOCK 29 IN EXECUTORS W. E. JONES
SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 14-19-307-028-0000

Address of Real Estate: 3540 N. Damen Avenue, Chicago, Illinois 60618

| REAL ESTATE TRANSFER TAX | | 06-Nov-2020 |
|---|---------------|---------------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |
| 14-19-307-028-0000 20200901691691 1-523-010-528 | | |

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

| REAL ESTATE TRANSFER TAX | | 10-Feb-2021 |
|---|---|--------------------|
|  |  | COUNTY: 0.00 |
| | | ILLINOIS: 0.00 |
| | | TOTAL: 0.00 |
| 14-19-307-028-0000 20200901691691 1-391-580-176 | | |

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STATEMENT BY GRANTOR AND GRANTEE

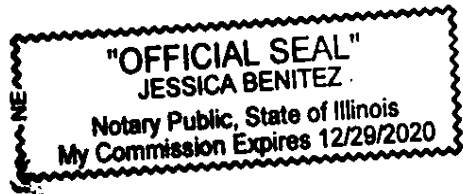
The Grantor or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 June 26, 2020.

Jessica L. Strang
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 26th day of June, 2020.

Notary Public Jessica Benitez



The Grantee or his/her 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.

Dated June 26, 2020.

Jessica L. Strang
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 26th day of June, 2020.

Notary Public Jessica Benitez



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.