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THIS DOCUMENT PREPARED BY:

Jon Tomos
3553 W. Peterson Ave., #201
Chicago, IL 60659

Doc# 2105413000 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/23/2021 09:11 AM PG: 1 OF 3

MAIL RECORDED DEED & TAX BILL TO:

Maria Tudor
6933 N. Kedzie Ave. Unit 215
Chicago, IL 60645

QUIT CLAIM DEED

THE GRANTOR(S), **Maria Tudor**, divorced and not since remarried, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND QUITCLAIM(S) to **Maria Tudor, Emily Justine Tudor and Nicole Aurelia Tudor**, residing at 6933 N. Kedzie Ave. Unit 215, Chicago, IL 60645, as **Joint Tenants**, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AND INCORPORATED HERETO AS EXHIBIT "A"

hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Permanent Index Number(s): **10-36-119-003-1023**

Property Address: 6933 N. Kedzie Ave. Unit 215, Chicago, IL 60645

Dated this 15th day of September, 2020

REAL ESTATE TRANSFER TAX		09-Oct-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
10-36-119-003-1023 20201001617130 0-235-425-248		

Maria Tudor

Maria Tudor

State of Illinois, County of Cook) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Maria Tudor**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 notarial seal, this 15th day of September, 2020

Jon Tomos

Notary Public

My commission expires: 03/18/2022



REAL ESTATE TRANSFER TAX		09-Oct-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
10-36-119-003-1023 20201001617130 1-720-421-856		

Exempt under Par. E of Sec. 31-45 of Real Estate Transfer Tax Law

Jon Tomos

S Y
P 3/00
S Y
M Y
SC Y
E Y
INT Y, W

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

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Exhibit "A"

Legal Description

UNIT 2-15 AS SHOWN AND IDENTIFIED ON THE SURVEY OF BLOCK 3 OF THE COLLEGE GREEN SUBDIVISION BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP BY WINSTON GARDENS, INC. RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 19507767, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE PROPERTY (EXCEPTING THEREFROM ALL OF THE UNITS AS THE TERMS PROPERTY AND UNITS AS DEFINED AND SET FORTH IN THE SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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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: 09 | 15 | 2020

SIGNATURE: Maria Tudor
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: Jon Tomos

By the said (Name of Grantor): Maria Tudor

AFFIX NOTARY STAMP BELOW

On this date of: 09 | 15 | 2020

NOTARY SIGNATURE: Jon Tomos



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: 09 | 15 | 2020

SIGNATURE: Maria Tudor
GRANTEE or AGENT

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

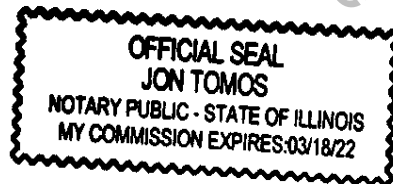
Subscribed and sworn to before me, Name of Notary Public: Jon Tomos

By the said (Name of Grantee): Maria Tudor

AFFIX NOTARY STAMP BELOW

On this date of: 09 | 15 | 2020

NOTARY SIGNATURE: Jon Tomos



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)**)