

UNOFFICIAL COPY

Doc#: 2106306217 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/04/2021 11:19 AM Pg: 1 of 7

AFTER RECORDING RETURN TO:

Old Republic Title
530 South Main Street Ste 1061
Akron, OH 44311
File No. 01-20154282-02C

Dec ID 20210201640059
ST/CO Stamp 1-915-843-600
City Stamp 1-710-478-352

MAIL TAX STATEMENTS TO:

RACHEL HERGOTT
DAN HERGOTT
3108 W WILSON AVE
CHICAGO, IL 60625

Name & Address of Preparer:

Carlos Del Rio, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 13-13-112-029-0000

QUIT CLAIM DEED

THIS DEED made and entered into on this 04th day of February, 2021, by and between **RACHEL HERGOTT F/K/A RACHEL E. MERCER and DAN HERGOTT, WIFE AND HUSBAND, NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS**, a mailing address of 3108 W WILSON AVE, CHICAGO, IL 60625, hereinafter referred to as Grantor(s) and **RACHEL E HERGOTT and DAN HERGOTT, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**, a mailing address of 3108 W WILSON AVE, CHICAGO, IL 60625, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 3108 W WILSON AVE, CHICAGO, IL 60625

Prior instrument reference: Instrument Number: 1505545045, Recorded: 02/24/2015

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

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"Exempt under provisions of Paragraph e"
Section 31-45; Real Estate Transfer Tax Act

02/02/2021
Date

[Signature]
Signature of Buyer, Seller or Representative

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 2nd day of February, 20 21.

[Signature] F/K/A Rachel E. Mercer
RACHEL HERGOTT F/K/A RACHEL E. MERCER

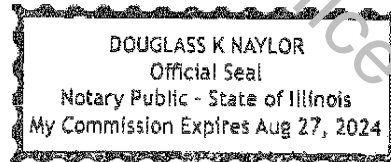
[Signature]
DAN HERGOTT

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT RACHEL HERGOTT F/K/A RACHEL E. MERCER and DAN HERGOTT, is/are 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 said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 2nd day of February, 2021.

[Signature]
Notary Public
My commission expires: 08/27/2024



No title exam performed by the preparer. Legal description and party's names provided by the party.

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EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF COOK, AND STATE OF ILLINOIS:

LOT 22 IN BLOCK 47 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THE WEST HALF OF THE NORTHWESTERN QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT RIGHT OF WAY OF NORTHWESTERN ELEVATED RAILROAD COMPANY) IN COOK COUNTY, ILLINOIS.

PARCEL ID NUMBER: 13-13-112-029-0000

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: LORETTA THERESA DEQUEREDO, A WIDOW, DEANNA GILL, A MARRIED PERSON and ROBERT DEQUEREDO, A MARRIED PERSON

GRANTEE: RACHEL E. MEICLER and DAN HERGOTT, NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS

DATED: 04/26/2014

RECORDED: 02/24/2015

DOC#/BOOK-PAGE: 1505545045 / NA

PROPERTY COMMONLY KNOWN AS: 3108 W WILSON AVE, CHICAGO, IL 60625

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

State of Illinois

} ss.

County of Cook

Rachel Hergott and Dan Hergott, being duly sworn on oath, states that Rachel Hergott and Dan Hergott resides at 3108 W. Wilson Ave Chicago, IL 60625. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 89-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

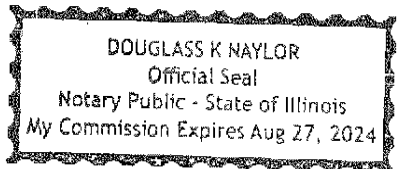
Affiant further state that Affiants makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

[Signature]
Dan Hergott

SUBSCRIBED and SWORN to before me

this 2nd day of February, 2021.

[Signature]



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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 13-Feb-2021



| | |
|-----------------|--------|
| CHICAGO: | 0.00 |
| CTA: | 0.00 |
| TOTAL: | 0.00 * |

13-13-112-029-0000 | 20210201640059 | 1-710-478-352

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

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| REAL ESTATE TRANSFER TAX | | 13-Feb-2021 |
|---|--|-------------|
| COUNTY: | | 0.00 |
| ILLINOIS: | | 0.00 |
| TOTAL: | | 0.00 |
| 13-13-112-029-0000 20210201640059 1-915-843-600 | | |



Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

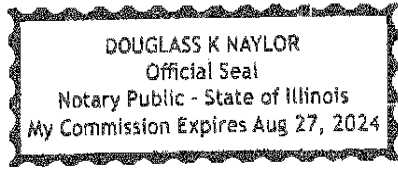
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 February 2nd, 2021.

Signature: *[Handwritten Signature]*
Grantor, or Agent

Subscribed and sworn to before me by the said DAN HERGOTT AND RACHEL HERGOTT FICIA this 2nd day of February, 2021.
RACHEL E. MORRIS

[Handwritten Signature]
Notary Public
My commission expires: 08/27/2024



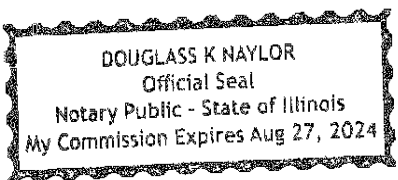
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated February 2nd, 2021.

Signature: *[Handwritten Signature]*
Grantee, or Agent

Subscribed and sworn to before me by the said RACHEL HERGOTT AND DAN HERGOTT this 2nd day of February, 2021.

[Handwritten Signature]
Notary Public
My commission expires: 02/27/2021



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.)