

UNOFFICIAL COPY

Doc#: 2107634196 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/17/2021 01:20 PM Pg: 1 of 4

Return To:
Grant Lehman and Maria
Lehman
3308 N Karlov Ave
Chicago, IL 60641

Dec ID 20210301653711
ST/CO Stamp 0-350-682-128
City Stamp 0-206-560-272

This Instrument Prepared by:
Timothy P. McHugh, LTD
Attorney
360 W. Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:
Grant Lehman and Maria
Lehman
3308 N Karlov Ave
Chicago, IL 60641

This space for recording information only

Order #: 20039361NP

QUITCLAIM DEED

Tax Exempt under

Exempt under provisions of Paragraph e
Section 31-45, Property Tax Code.

[Signature]
GRANT LEHMAN

2-12-21
Date

2/12/2021
Date

[Signature] as agent
Buyer's Representative

GRANTORS,

GRANT LEHMAN a married man who acquired title as unmarried herein joined by his spouse
MARIA LEHMAN
3308 N Karlov Ave
Chicago, IL 60641

for and in consideration of TWO HUNDRED FIVE THOUSAND AND 00/100 DOLLAR (\$205,000.00)
and other good and valuable consideration in hand paid, CONVEY AND WARRANT to

GRANTEES,

GRANT LEHMAN and MARIA LEHMAN, husband and wife as tenants by the entirety
3308 N Karlov Ave
Chicago, IL 60641

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION:

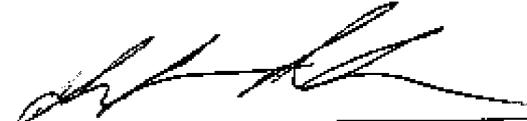
SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

PIN: 13-22-427-037-0000
Property Address: 3308 N Karlov Ave, Chicago, IL 60641

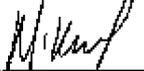
Preparer has examined no underlying title documentation regarding this deed

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IN TESTIMONY WHEREOF, witness the signature of the Grantor on the date first written above.


GRANT LEHMAN

2/12/21
Date


MARIA LEHMAN

2/12/2021
Date

STATE OF IL

COUNTY OF COOK

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 12 Feb, 2021, by GRANT LEHMAN and MARIA LEHMAN, who are personally known to me or have produced _____ as identification and who signed this instrument willingly.




NOTARY SIGNATURE

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Property of Cook County Clerk's Office

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EXHIBIT A

LOT 7 AND THE SOUTH ONE-THIRD OF LOT 6 IN BLOCK 1 IN A.T. SNOW'S SUBDIVISION OF THE SOUTH 5 ACRES OF LOT 2 IN COUNTY CLERKS DIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF MILWAUKEE AVENUE, IN COOK COUNTY, ILLINOIS.

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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 assignment of beneficial interest in land trust is either a. natural person, and 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 12 February, 2021
Signature: [Handwritten Signature]
Grantor or Agent



Subscribed and sworn to before
Me by the said _____
this 12 day of February, 2021.

NOTARY PUBLIC Molly McDonagh

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 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.

Date 12 February, 2021
Signature: [Handwritten Signature]
Grantee or Agent



Subscribed and sworn to before
Me by the said _____
This 12 day of February, 2021.

NOTARY PUBLIC Molly McDonagh

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)