

UNOFFICIAL COPY

Doc#: 2107708229 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/18/2021 02:13 PM Pg: 1 of 6

Return To:
Robert D. Eschmann
1423 W. Touhy Ave., Unit C
Chicago, IL 60626

Dec ID 20210101603481
ST/CO Stamp 1-034-141-664
City Stamp 0-246-611-936

This Instrument Prepared by:
Timothy P. McHugh, LTD
Attorney

360 W. Butterfield #300
Elmhurst, IL 60126

**Grantee's Address &
Mail Tax Statements To:**

Robert D. Eschmann
1423 W. Touhy Ave., Unit C
Chicago, IL 60626

Order #: SC20040992

This space for recording information only

QUITCLAIM DEED

**FIDELITY NATIONAL TITLE
SC20040992**

Tax Exempt under


ROBERT D. ESCHMANN

12/2/20
Date

GRANTORS,

ROBERT D. ESCHMANN, single
1423 W. Touhy Ave., Unit C Chicago, IL 60626
And ROBERT J. ESCHMANN, married
6648 N. Campbell Ave, Apt 2, Chicago, IL 60645

for and in consideration of ZERO AND 00/100 DOLLARS (\$0.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO

GRANTEES,

ROBERT D. ESCHMANN
1423 W. Touhy Ave., Unit C
Chicago, IL 60626

*This has never been homestead
property for the spouse of
Robert J. Eschmann. R.E.*

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

LEGAL DESCRIPTION:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PIN: 11-32-101-035-0000 and 11-32-101-079-0000

Property Address: 1423 W. Touhy Ave., Unit C Chicago, IL 60626

Preparer has examined no underlying title documentation regarding this deed

| REAL ESTATE TRANSFER TAX | 03-Jan-2021 |
|--------------------------|-------------|
| CHICAGO: | 0.00 |
| CTA: | 0.00 |
| TOTAL: | 0.00 * |

| REAL ESTATE TRANSFER TAX | 03-Jan-2021 |
|--------------------------|-------------|
| COUNTY: | 0.00 |
| ILLINOIS: | 0.00 |
| TOTAL: | 0.00 |


11-32-101-035-0000 | 20210101603481 | 0-246-611-936

11-32-101-035-0000 | 20210101603481 | 1-034-141-664

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

UNOFFICIAL COPY

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



ROBERT D. ESCHMANN

12/2/20
Date

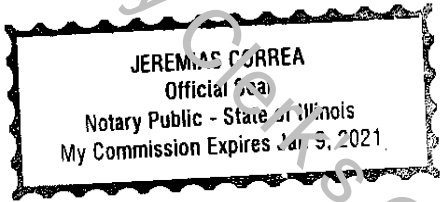
State of IL

County of COOK

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 12/2, 2020, by ROBERT D. ESCHMANN, who are personally known to me or have produced Driver's License as identification and who signed this instrument willingly.



NOTARY SIGNATURE



Property of Cook County Notary Public's Office

UNOFFICIAL COPY

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

Robert J. Eschmann
ROBERT J. ESCHMANN

12-2-2020
Date

State of IL

County of Cook

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 12/2, 2020, by ROBERT J. ESCHMANN, who are personally known to me or have produced Driver's License as identification and who signed this instrument willingly.



Jeremias Correa
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.

UNOFFICIAL COPY

EXHIBIT "A"

PARCEL 1: THE SOUTH 19.42 FEET OF THE NORTH 73.59 FEET OF THE EAST 53.66 FEET OF THE WEST 260.98 FEET OF THE NORTH 1/2 OF BLOCK 13 IN ROGERS PARK, BEING A SUBDIVISION OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHWEST 1/4 LYING EAST OF RIDGE ROAD IN SECTION 31; ALSO THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, ALSO ALL OF SECTION 30, LYING SOUTH OF THE INDIAN BOUNDARY LINE ALL IN TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST 7.92 FEET OF THE WEST 254.48 FEET OF THE SOUTH 28.0 FEET OF THE NORTH 1/2 OF BLOCK 13 IN ROGERS PARK, BEING A SUBDIVISION OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHWEST 1/4 LYING EAST OF RIDGE ROAD IN SECTION 31, ALSO THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, ALSO ALL OF SECTION 30 LYING SOUTH OF THE INDIAN BOUNDARY LINE ALL IN TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: (A) EASEMENT FOR INGRESS AND EGRESS CONTAINED IN DECLARATION OF EASEMENT RECORDED JANUARY 2, 1972 AS DOCUMENT 22584805, THE SOUTH 3 FEET OF THE EAST 53.66 FEET OF THE WEST 260.98 FEET (EXCEPT THE NORTH 131.85 FEET AND EXCEPT THE SOUTH 28 FEET THEREOF) OF THE NORTH 1/2 OF BLOCK 13 IN ROGERS PARK, BEING A SUBDIVISION OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHWEST 1/4 LYING EAST OF RIDGE ROAD IN SECTION 31, ALSO THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, ALSO ALL OF SECTION 30 LYING SOUTH OF THE INDIAN BOUNDARY LINE ALL IN TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(B) EASEMENT FOR REFUSE AS CONTAINED IN DECLARATION OF EASEMENTS RECORDED JANUARY 2, 1974 AS DOCUMENT 22584804 OVER AND ACROSS THE EAST 2.0 FEET OF THE WEST 191.12 FEET OF THE NORTH 20.0 FEET OF THE SOUTH 28.0 FEET OF THE NORTH 1/2 OF BLOCK 13 IN ROGERS PARK, BEING A SUBDIVISION OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHWEST 1/4 LYING EAST OF RIDGE ROAD, IN SECTION 31, ALSO THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, ALSO ALL OF SECTION 30, LYING SOUTH OF THE INDIAN BOUNDARY LINE ALL IN TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

(C) EASEMENT FOR REFUSE AS CONTAINED IN DECLARATION OF EASEMENT RECORDED JANUARY 2, 1972 AS DOCUMENT 22584803, THE EAST 2.0 FEET OF THE WEST 189.12 FEET OF THE NORTH 20.0 FEET OF THE SOUTH 28.0 FEET OF THE NORTH 1/2 OF BLOCK 13 IN ROGERS PARK, BEING A SUBDIVISION OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHWEST 1/4 LYING EAST OF RIDGE ROAD, IN SECTION 31, ALSO THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, ALSO ALL OF SECTION 30 LYING SOUTH OF THE INDIAN BOUNDARY LINE ALL IN TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 4: EASEMENT APPURTENANT TO AND FOR THE BENEFITS OF PARCEL 1, AS SET FORTH IN DECLARATION OF COVENANTS AND EASEMENTS DATED DECEMBER 20, 1961 AND RECORDED JANUARY 18, 1962 AS DOCUMENT 18379782 AND AS CREATED BY DEED FROM THE EXCHANGE NATIONAL BANK TRUST NUMBER 27899 AS VLASTIMIL HUNOMAZ

UNOFFICIAL COPY

AND ANNA HUNOMAZ, HIS WIFE, DATED MAY 29, 1974 AND RECORDED JUNE 12, 1974 AS DOCUMENT 22748705 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

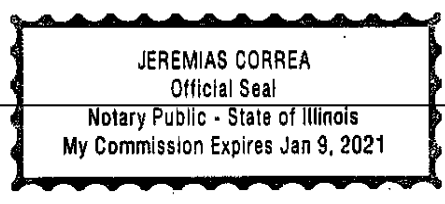
Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 12-2, 2020
Signature: [Signature]
Grantor or Agent

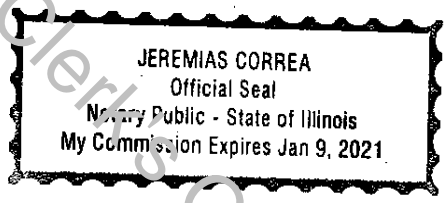


Subscribed and sworn to before
Me by the said Robert J Eschmann
this 2nd day of December, 2020.

NOTARY PUBLIC [Signature]

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 12/2, 2020
Signature: [Signature]
Grantee or Agent



Subscribed and sworn to before
Me by the said Robert D Eschmann
This 2nd day of December, 2020.

NOTARY PUBLIC [Signature]

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.)