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**QUIT-CLAIM DEED
(Statutory (ILLINOIS)
(GENERAL)**

Doc# 2109022025 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/31/2021 01:05 PM PG: 1 OF 5

THE GRANTOR(S),
HEATHER O'SHEA
(divorced and not since
remarried) BERNARD FORD
(divorced and not since
remarried), as Tenants by the
Entirety, for and in the
consideration of Ten Dollars
(\$10.00) and other good and
valuable consideration in hand
paid CONVEY and QUIT
CLAIM to:

HEATHER O'SHEA (divorced and not since remarried)
1215 Scott Avenue,
Winnetka, Illinois 60093

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

PIN: 05-17-106-039-0000 and 05-17-106-031-0000

Commonly Known As: 1215 Scott Avenue, Winnetka, Illinois 60093

LEGAL DESCRIPTION:

LOT 1 IN BLOCK 9 IN CHICAGO NORTH SHORE LAND COMPANY'S SUBDIVISION IS SECTIONS 17 AND 18, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

REAL ESTATE TRANSFER TAX		31-Mar-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
05-17-106-039-0000 20210301682903 1-144-375-824		

DATED this 13th day of March, 2021

BERNARD FORD

HEATHER O'SHEA

Name of Preparer and Mail to:

Katelyn Blanchard
Berger Schatz, LLP
161 North Clark Street, Suite 2800
Chicago, Illinois 60601

Name of Grantee/Taxpayer:

Heather O'Shea
1215 Scott Avenue
Winnetka, Illinois 60093

This conveyance must contain the name and address of the grantee (Ch.115:12.1), name and address for tax billing (Ch.115:9.2), and name and address of person preparing instrument. (Ch.115:9.3)

Case No. 2019 D230437

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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 **BERNARD FORD**, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instruments as her 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 official seal, this 13th day of March, 2021



Scott T. Bates

Notary Public

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 **HEATHER O'SHEA**, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instruments as his 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 official seal, this 18th day of March, 2021



Cynthia K. Corrie

Notary Public

This transaction is exempt under Section 200/31-45, Paragraph (e), Real Estate Transfer Tax Act and Cook County Ord. 93-0-27 par (4).

Declarant: *Katelyn Blanchard*

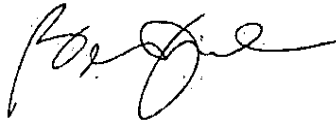
Dated: March 16, 2021

UNOFFICIAL COPY

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(s) or his/her agent(s) affirms and verifies that, to the best of his/her knowledge, the name of the grantee(s) 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 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.

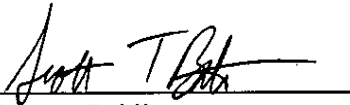


Dated: March 13, 2021

BERNARD FORD


Subscribed and sworn to before me

this 13th day of March, 2021.



Notary Public

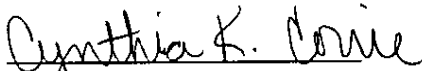
Dated: March 18, 2021



HEATHER O'SHEA

Subscribed and sworn to before me

this 18th day of March, 2021.



Notary Public

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GRANTEE SECTION

The grantee(s) or her agent(s) affirms and verifies that, to the best of her knowledge, the name of the grantee(s) 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 and hold title to real estate under the laws of the State of Illinois.

Dated: March 18, 2021

Heather M. O'Shea

HEATHER O'SHEA

Subscribed and sworn to before me

this 18th day of March, 2021.



Cynthia K Corrie

Notary Public

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))

Property of Cook County Clerk's Office

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AFFIDAVIT FOR CLERK'S LABELING OF SIGNATURES AS COPIES REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

I, Katelyn Blanchard, being duly sworn, state that I have access to the copies of the attached
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

Quit-Claim Deed and Statement of Grantor and Grantee

(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

Bernard Ford

(print name(s), or executor/grantor)

Heather O'Shea

(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

Attorney

(print your relationship to the document(s) on the above line)

OATH REGARDING ORIGINAL

I state under oath that the original of this document is now **LOST** or **NOT IN POSSESSION** of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was **NOT INTENTIONALLY** destroyed, or in any manner **DISPOSED OF** for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

Katelyn Blanchard
Affiant's Signature Above

March 18, 2021

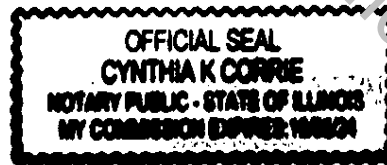
Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

March 18, 2021

Date Document Subscribed & Sworn Before Me

Cynthia K. Corrie
Signature of Notary Public



SPECIAL NOTE: This is a courtesy form from the Cook County Clerk's Office, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and **NOT** the coverpage. However, this affidavit is **NOT** required to be recorded, **only** presented to the Clerk's Office as the necessary proof required before the recorder may record such a document. Finally, the recorded document **WILL** be stamped/labeled as a copy by the Clerk's Office prior to its recording.