

UNOFFICIAL COPY

Doc#: 2109039251 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/31/2021 01:33 PM Pg: 1 of 4

2103266IL/RTC
QUITCLAIM DEED

Dec ID 20210301666476
ST/CO Stamp 1-273-553-424
City Stamp 0-836-962-832

GRANTOR, JILLIAN PEARSON, a married woman, joined by her spouse, MATTHEW DZIEDZIC (herein, "Grantor"), whose address is 6802 North Overhill Avenue Apartment 3C, Chicago, IL 60631, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUIT CLAIMS to GRANTEE, JILLIAN PEARSON and MATTHEW DZIEDZIC, wife and husband, as tenants by the entireties (herein, "Grantee"), whose address is 6802 North Overhill Avenue Apartment 3C, Chicago, IL 60631, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 6802 North Overhill Avenue
Apartment 3C, Chicago, IL
60631

Permanent Index Number: 09-36-112-031-1012

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 26 day of Feb, 2021.

When recorded return to:

JILLIAN PEARSON
MATTHEW DZIEDZIC
6802 NORTH OVERHILL AVENUE
APARTMENT 3C
CHICAGO, IL 60631

Send subsequent tax bills to:

JILLIAN PEARSON
MATTHEW DZIEDZIC
6802 NORTH OVERHILL AVENUE
APARTMENT 3C
CHICAGO, IL 60631

This instrument prepared by:

LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
320 W OHIO ST. #3E
CHICAGO, IL 60654

UNOFFICIAL COPY

GRANTOR

Jillian Pearson
JILLIAN PEARSON

STATE OF IL
COUNTY OF Cook

This instrument was acknowledged before me on 2/26/2021, by JILLIAN PEARSON.

[Affix Notary Seal]

Notary Signature: Erik Lopez

Printed name: Erik Lopez

My commission expires: 9/11/23



GRANTOR

Matthew Dziejczak
MATTHEW DZIEDZIC

STATE OF IL
COUNTY OF Cook

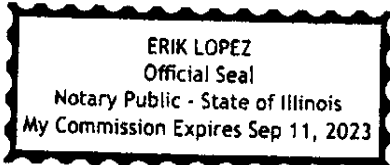
This instrument was acknowledged before me on 2/24/2021, by MATTHEW DZIEDZIC.

[Affix Notary Seal]

Notary Signature: Erik Lopez

Printed name: Erik Lopez

My commission expires: 9/11/23



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/51-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

[Signature]
Signature of Buyer/Seller/Representative

2/26/21
Date

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

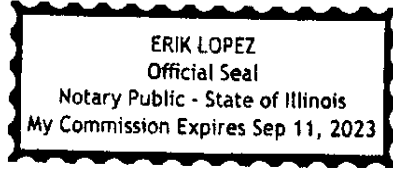
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 2/26/2021

Signature: *Max Pearson*
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 26 day of Feb, 2021.

Notary Public *[Signature]*



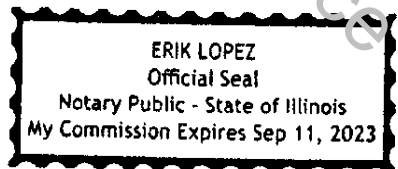
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 2/26/2021

Signature: *Max Pearson*
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 26 day of Feb, 2021.

Notary Public *[Signature]*



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 the provisions of Section 4 of the Illinois Real Estate Transfer Act.)

UNOFFICIAL COPY

EXHIBIT A

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

UNIT 3C IN THE EDISON FOUNTAIN PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTHEASTERLY 3 FEET OF LOT 25 AND ALL OF LOTS 26, 27 AND 28 IN BLOCK 6 IN EDISON PARK, A SUBDIVISION IN SECTION 36, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 87678947 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

This property constitutes the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising herefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.