

UNOFFICIAL COPY

Doc#: 2109212009 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/02/2021 07:11 AM Pg: 1 of 5

Dec ID 20210301672001
ST/CO Stamp 0-713-183-760

Prepared By:

Margaret Mann, Attorney at Law, 13805 W. Burleigh Rd, Ste 100, Brookfield, WI 53005

Mail Tax Statement to: Kristin Holmes and Christopher S. Holmes,
3441 Gunderson Avenue, Berwyn, IL 60402

Return to: Specialty Agency Solutions, LLC,
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: LVW-IL-RF-680871

Permanent Real Estate Index Number: 16-31-406-011-0000

QUITCLAIM DEED

KRISTIN HOLMES, a married woman, joined herein by her spouse, CHRISTOPHER S. HOLMES, whose mailing address is 3441 Gunderson Avenue, Berwyn, IL 60402 (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 (\$10.00), and other good and valuable consideration, does hereby CONVEY and QUIT CLAIM unto KRISTIN HOLMES and CHRISTOPHER S. HOLMES, wife and husband, not as joint tenants or tenants in common but by tenants by the entireties, whose address is 3441 Gunderson Avenue, Berwyn, IL 60402, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

Lot 19 in the Chicago Title Trust Company's Subdivision, of Blocks 66, 67 and 68 (Except the West 37 feet thereof taken for street) of that part of Circuit Court partition lying in Section 31, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Being all of the same Property conveyed to Grantor by virtue of a Warranty Deed recorded 01/09/2014 as Doc # 1400901068 in the Office of the County Recorder of Cook County, Illinois.

Property Address: 3441 Gunderson Avenue, Berwyn, IL 60402

This conveyance made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities,

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH 12 OF THE BERWYN CITY
CODE SEC 888.06 AS A REAL ESTATE
TRANSACTION
DATE 03-10-2021 TELLER JS

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railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 5th day March, 2021.

[Signature] (Seal)
KRISTIN HOLMES

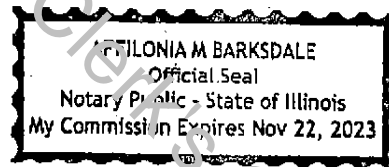
[Signature] (Seal)
CHRISTOPHER S. HOLMES

STATE OF ILLINOIS }
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, KRISTIN HOLMES, is 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/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of March 5th, 2021.

Affilonia M. Barksdale
Notary Public
My Commission expires: 11/22/2023

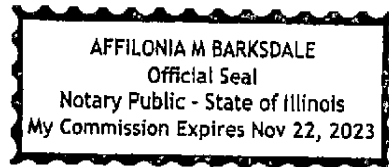


STATE OF ILLINOIS }
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, CHRISTOPHER S. HOLMES, is 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/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of March 5th, 2021.

Affilonia M. Barksdale
Notary Public
My Commission expires: 11/22/2023



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This copy is provided by the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph E Section 31.45, Property Tax Code.

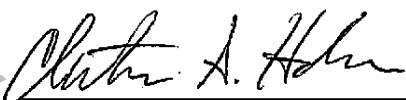
Date: March 5, 2021

Signature of Grantor:



(Seal)

KRISTIN HOLMES



(Seal)

CHRISTOPHER S. HOLMES

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 19-Mar-2021

COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00



16-31-406-011-0000 | 20210301672001 | 0-713-183-760

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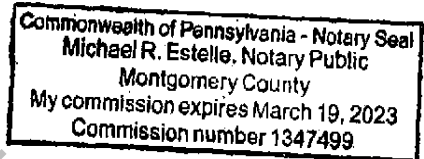
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 MARCH 8, 2021

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said KEBERAN SCHUECK
This 8 day of MARCH, 2021
Notary Public [Signature]

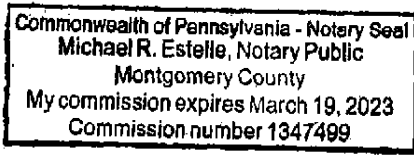


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date MARCH 8, 2021

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said KEBERAN SCHUECK
This 8 day of MARCH, 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)