

UNOFFICIAL COPY

QUITCLAIM DEED

ILLINOIS STATUTORY

MAIL TO:

Colby M. Green
838 Park Avenue
River Forest, Illinois 60305



Doc# 2109557020 Fee #88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/05/2021 03:12 PM PG: 1 OF 3

NAME & ADDRESS OF TAXPAYER:

Beckmann Family Trust
Timothy and Meegan Beckman, Trustees
550 Thatcher Avenue
River Forest, Illinois 60305

THE GRANTOR(S) TIMOTHY BECKMAN and MEEGAN BECKMANN, husband and wife, of River Forest, Illinois, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) AND QUITCLAIM(S) to Timothy Beckmann and Meegan Beckmann, as tenants by the entirety, not individually but as trustees of the BECKMANN FAMILY TRUST dated December 23, 2020 all right, title and interest in the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

THE SOUTH 3 FEET OF LOT 7 AND THE NORTH 67 FEET OF LOT 8 IN BLOCK 1, AND THE EAST 1/2 OF THE VACATED ALLEY ADJOINING SAID SOUTH 3 FEET OF LOT 7 AND THE NORTH 67 FEET OF LOT 8 IN BLOCK 1, IN THATCHER'S RESUBDIVISION OF THAT PART OF BLOCKS 20 AND 21 AND PRIVATE STREET ADJOINING SAME IN "THATCHER'S PARK" LYING EAST, SOUTHEAST AND SOUTH OF OAK AVENUE, TOGETHER WITH THAT PART OF LOT 3 IN SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF SAID OAK AVENUE, ALL IN THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) general taxes for the year 2019 and subsequent years. Grantors hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 15-11-208-030-0000

Property Address: 550 Thatcher Avenue, River Forest, Illinois 60305

Table with REAL ESTATE TRANSFER TAX, COUNTY: 0.00, ILLINOIS: 0.00, TOTAL: 0.00, and date 05-Apr-2021.

Dated this 23 day of December, 2020.

Handwritten signature of Timothy Beckmann

TIMOTHY BECKMANN, Grantor

Handwritten signature of Meegan Beckmann

MEEGAN BECKMANN, Grantor

EXEMPTION APPROVED
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

Handwritten signature of Deputy Village Clerk

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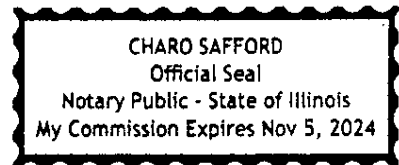
STATE OF ILLINOIS)
) SS.
County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **TIMOTHY BECKMAN and MEEGAN BECKMANN**, (GRANTORS), personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the instrument as its/his/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 and notarial seal this 23 day of December, 2020.

Charo Safford

Notary Public



My commission expires on November 5, 2020.

THIS TRANSFER IS EXEMPT UNDER THE PROVISION OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e).

Timothy Beckmann

The grantees, **Timothy Beckmann and Meegan Beckmann**, as tenants by the entirety, not individually but as trustees of the **BECKMANN FAMILY TRUST** dated December 23, 2020, hereby acknowledge and accept this conveyance into the said trusts.

Timothy Beckmann

TIMOTHY BECKMANN, trustee

Meegan Beckmann

MEEGAN BECKMANN, trustee

NAME AND ADDRESS OF PREPARER:

Colby M. Green, Esq.
838 Park Avenue
River Forest, Illinois 60305

EXEMPTION APPROVED
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

[Signature]



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First American

First American Title Insurance Company
27775 Diehl Road
Warrenville, IL 60555

STATEMENT BY GRANTOR AND GRANTEE

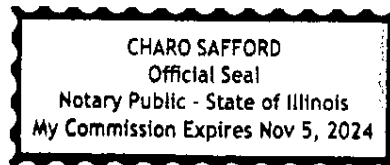
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 12-23-20

Signature *Meegan Beckmann*
Grantor or Agent

Subscribed and sworn to before me by the said Meegan Beckmann affiant
this 23RD day of December, 2020

Notary Public *Charo Safford*



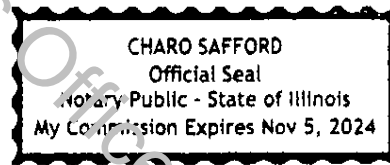
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 12-23-20

Signature *Meegan Beckmann*
Grantor or Agent

Subscribed and sworn to before me by the said Meegan Beckmann, Trustee affiant
this 23RD day of December, 2020

Notary Public *Charo Safford*



Note: Any person who knowingly submits a false statement concerning the identity of the 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 Tax Act.)

EXEMPTION APPROVED
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

[Signature]