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Doc#: 2110201116 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/12/2021 08:36 AM Pg: 1 of 5
Dec ID 20210401684856

AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 545096143-66396833

Name & Address of Preparer:
Carlos Del Rio, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Name & Address of Taxpayer:
Catherine V. Frank
500 Kent Road
Riverside, IL 60546

Parcel ID No.: 15-25-413 018-0000

QUIT CLAIM DEED

THIS DEED made and entered into on this 29 day of March, 2021, by and between **Steven E. Frank, a married person**, a mailing address of 1410 Lake Shore Drive, Long Beach, IN 46360 and **Catherine V. Frank, a married person**, a mailing address of 500 Kent Road, Riverside, IL 60546, **not in tenancy in common, but in joint tenancy**, hereinafter referred to as Grantor(s) and **Catherine V. Frank, as trustee of Catherine V. Frank 2003 Trust, dated November 1, 2003**, a mailing address of 500 Kent Road, Riverside, IL 60546, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, ILLINOIS:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 500 Kent Road, Riverside, IL 60546

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

Prior instrument reference: Document Number: 93774784, Recorded: 09/27/1993

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

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IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 29 day of March, 2021.

Catherine V. Frank
Catherine V. Frank

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Catherine V. Frank is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 29 day of March, 2021.

Marjorie A. Iniguez
Notary Public
My commission expires: 6/10/21



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AFFIX TRANSFER TAX STAMP

OR

"Exempt under provisions of Paragraph e"
Section 31-45; Real Estate Transfer Tax Act

March 29, 2021
Date

[Signature]
Signature of Buyer, Seller or Representative

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 29 day of March, 2021.

[Signature]
Steven E. Frank

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Steven E. Frank is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 29 day of March, 2021

[Signature]
Notary Public
My commission expires: 10/10/21



Office

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**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 3, in the Subdivision of Lots "A" in Kirchman and Jedlans Riverside Parkway and Harlem Avenue Subdivision of that part of Lot Two (2) lying South of the center of Riverside Parkway and all of Lot Three (3) and Four (4) of Circuit Court Partition of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) and East Half (1/2) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section 25, Town 39 North, Range 12, East of the Third Principal Meridian.

APN: 15-25-413-018-0000

PROPERTY COMMONLY KNOWN AS: 500 Kent Road, Riverside, IL 60546

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her/his agent affirms that, to the best of her/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 29, 2021.

Signature: [Handwritten Signature]
Grantor, or Agent

Subscribed and sworn to before me by Steven E. Frank as the said Grantor or Agent, this 29, day of March, 2021.



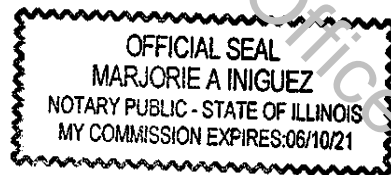
Marjorie A. Iniguez
Notary Public
My commission expires: 6/10/21

The Grantee or her/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.

Dated March 29, 2021

Signature: [Handwritten Signature]
Grantee, or Agent

Subscribed and sworn to before me by Catherine V. Frank as the said Grantee or Agent, this 29, day of March, 2021.



Marjorie A. Iniguez
Notary Public
My commission expires: 6/10/21

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.)