

# UNOFFICIAL COPY

Doc#: 2111301287 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/23/2021 09:36 AM Pg: 1 of 4

2108376 IL/RTL

Dec ID 20210401600018  
ST/CO Stamp 0-629-144-080  
City Stamp 0-214-251-024

## QUITCLAIM DEED

GRANTOR, THOMAS JOYCE and KARA JOYCE, formerly known as KARA VAVERIS, husband and wife (herein, "Grantor"), whose address is 2536 West 101st Street, Chicago, IL 60655, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, THOMAS JOYCE and KARA JOYCE, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 2536 West 101st Street, Chicago, IL 60655, 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: 2536 West 101st Street, Chicago,  
IL 60655

Permanent Index Number: 24-12-415-019-0000

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 MARCH, 2021.

### When recorded return to:

THOMAS JOYCE  
KARA JOYCE  
2536 WEST 101ST STREET  
CHICAGO, IL 60655

### Send subsequent tax bills to:

THOMAS JOYCE  
KARA JOYCE  
2536 WEST 101ST STREET  
CHICAGO, IL 60655

### 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

Thomas Joyce

THOMAS JOYCE

STATE OF ILLINOIS  
COUNTY OF COOK

This instrument was acknowledged before me on MARCH 26, 2021, by THOMAS JOYCE.

[Affix Notary Seal]

Notary Signature: Vicky W. Franos

Printed name: VICKY W FRANOS

My commission expires: 11/19/2022



GRANTOR

Kara Joyce

KARA JOYCE, formerly known as KARA VAVERIS

STATE OF ILLINOIS  
COUNTY OF COOK

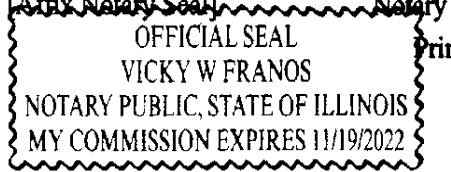
This instrument was acknowledged before me on MARCH 26, 2021, by KARA JOYCE, formerly known as KARA VAVERIS.

[Affix Notary Seal]

Notary Signature: Vicky W. Franos

Printed name: VICKY W FRANOS

My commission expires: 11/19/2022



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

Thomas Joyce  
Signature of Buyer/Seller/Representative

3-26-2021  
Date

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## 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: 3-26-2021

Signature: *Thomas Joyce*  
Grantor or Agent

Subscribed and sworn to before me by the said THOMAS JOYCE this 26 day of MARCH, 2021.

Notary Public *Vicky W. Franos*



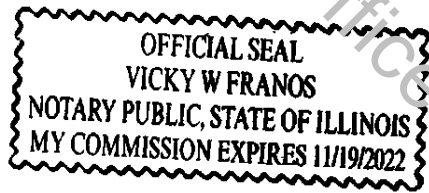
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 3/26/2021

Signature: *Kara Joyce*  
Grantee or Agent

Subscribed and sworn to before me by the said KARA JOYCE this 26 day of MARCH, 2021.

Notary Public *Vicky W. Franos*



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.)

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## **EXHIBIT A**

[Legal Description]

**LOT 15 IN BEVERLY HOMES, A RESUBDIVISION OF PART OF BEVERLY RIDGE SUBDIVISION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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 of 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 therefrom. 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.*