

UNOFFICIAL COPY

Doc#: 2111339194 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/23/2021 10:48 AM Pg: 1 of 5

21017902L/RTC
QUITCLAIM DEED

Dec ID 20210401603315
ST/CO Stamp 0-685-755-920
City Stamp 1-022-463-504

GRANTOR, CHRISTOPHER MACFADYEN, who incorrectly took title as CHRISTOPHER MACFAYDEN, an unmarried man, whose address is 1448 N. Orleans Street, Unit 1A, Chicago, IL 60610, and ELIZABETH S. MAY, a married woman, whose address is 87 Elm Street, Belmont, MA 02478 (herein, "Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, CHRISTOPHER MACFADYEN, an unmarried man, whose address is 1448 N. Orleans Street, Unit 1A, Chicago, IL 60610, and ELIZABETH S. MAY, a married woman, whose address is 87 Elm Street, Belmont, MA 02478, as joint tenants with right of survivorship (herein, "Grantee"), 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: 1448 N. Orleans Street, Unit 1A,
Chicago, IL 60610 *LA*

Permanent Index Number: 17-04-200-089-1001, 17-04-200-089-1024

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 18th day of March, 2021.

When recorded return to:

CHRISTOPHER MACFADYEN
ELIZABETH S. MAY
1448 N. ORLEANS STREET, UNIT
1A AND P12, UNIT 3S
CHICAGO, IL 60625
MA

Send subsequent tax bills to:

CHRISTOPHER MACFADYEN
ELIZABETH S. MAY
1448 N. ORLEANS STREET, UNIT
1A AND P12, UNIT 3S
CHICAGO, IL 60625

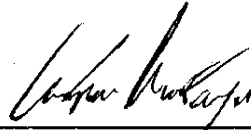
This instrument prepared by:

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

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GRANTOR



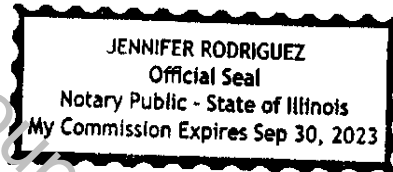
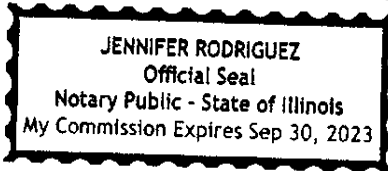
CHRISTOPHER MACFADYEN,
who incorrectly took title as CHRISTOPHER MACFAYDEN

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on March 26, 2021, by CHRISTOPHER MACFADYEN, who incorrectly took title as CHRISTOPHER MACFAYDEN.

[Affix Notary Seal]

Notary Signature: Jennifer Rodriguez
Printed name: Jennifer Rodriguez
My commission expires: 9-30-2023



Property of Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR

Elizabeth S. May
ELIZABETH S. MAY

STATE OF Massachusetts
COUNTY OF Middlesex

This instrument was acknowledged before me on March 18, 2021 by ELIZABETH S. MAY.

[Affix Notary Seal]



TERESA KAUFMAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 28, 2022

Notary Signature: [Signature]

Printed name: Theresa Kaufman

My commission expires: 01-28-2022

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

[Signature]
Signature of Buyer/Seller/Representative

3/18/21
Date

PROPERTY OF Cook County Clerk's Office

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STATEMENT OF GRANTOR/GRANTEE

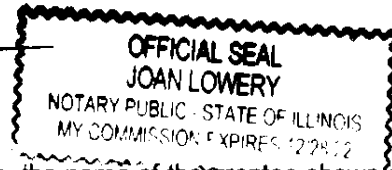
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 18, 2021 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before

Me by the said _____
this 18 day of March, 2021

Notary Public [Signature]



The grantee 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 18, 2021 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before

Me by the said _____
this 18 day of March, 2021

Notary Public [Signature]



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EXHIBIT A

[Legal Description]

UNITS 1A AND P12 IN THE CARRIAGE PARK LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 1/2 OF THE SOUTH 1/2 OF LOT 49 ALSO THAT PART OF THE EAST 1/2 OF LOT 50 LYING NORTH OF THE SOUTH WALL OF AN EXISTING TALL 1 STORY BRICK BUILDING, SAID SOUTH WALL BEING A STRAIGHT LINE RUNNING FROM A POINT ON THE EAST LINE OF SAID LOT 50, 31.09 FEET SOUTH OF THE NORTH LINE OF LOT 50 AS MEASURED ON THE EAST LINE THEREOF, TO A POINT ON THE WEST LINE OF THE SAID EAST 1/2 OF LOT 50, 31.16 FEET SOUTH OF THE NORTH LINE OF LOT 50 AS MEASURED ON THE WEST LINE THEREOF, ALL IN THE SUBDIVISION OF THE WEST 1/2 OF LOTS 120 AND 125, AND ALL OF LOTS 123, 124, 127 TO 134 INCLUSIVE AND 137 IN BRONSON'S ADDITION TO CHICAGO, ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 27, 2000 AS DOCUMENT NUMBER 00755103 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

This property constitutes the homestead real property of CHRISTOPHER MACFADYEN.

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 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.