

UNOFFICIAL COPY

This Transaction Exempt Pursuant to Real Estate Transfer Tax Law Section 31-45, Paragraph e, and Cook County Ordinance 95104.

DATE: 4-30-21
SIGNED: [Signature]



Doc# 2112619044 Fee \$88.00
RHSP FEE: \$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 05/06/2021 03:56 PM PG: 1 OF 3

QUIT CLAIM DEED (Individuals to Trust)

THE GRANTORS, JOHN TATUM and URSULA TATUM, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for the consideration of Ten and no/100 dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND QUIT CLAIM to JOHN W. TATUM and URSULA F. TATUM, not individually, but as Co-Trustees of the JOHN W. AND URSULA F. TATUM TRUST u/a/d February 9, 2021, of which trust JOHN W. TATUM and URSULA F. TATUM are the primary beneficiaries of the said beneficial interest, to be held as tenants by the entirety, and unto all and every Successor or Successors in Trust under said Trust Agreement, of 1638 S. Indiana Ave., Unit 3, Chicago, IL 60616, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

LOT 42 IN KENSINGTON PARK II TOWNHOMES, BEING A SUBDIVISION IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JUNE 22, 2004, AS DOCUMENT NUMBER 0417410110, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR KENSINGTON PARK II TOWNHOMES RECORDED ON JULY 12, 2004, AS DOCUMENT NUMBER 0419434156, AND RE-RECORDED ON AUGUST 13, 2004, AS DOCUMENT NUMBER 0422627093.

Permanent Index No. 17-22-302-094-0000.

DATED this 30 day of April, 2021.

[Signature]
JOHN TATUM

[Signature]
URSULA TATUM

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN TATUM and URSULA TATUM, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the purposes therein set forth.

GIVEN under my hand and Notary Seal this 30th day of April, 2021.

Commission Expires: 9/30/21



Nancy M. Spain
NOTARY PUBLIC

Address of Property:
1638 S. Indiana Ave., Unit 3
Chicago, IL 60616

(Mail to):
This instrument prepared by:
Nancy Spain
SPAIN, SPAIN & VARNET, P.C.
33 N. Dearborn Street #2220
Chicago, Illinois 60602
nspain@ssvlegal.com

Send Subsequent Tax Bills To:
JOHN W. and URSULA F. TATUM,
Co-Trustees
1638 S. Indiana Ave., Unit 3
Chicago, IL 60616

H:\NMS\Quit and deeds\Tatum J&U- QCD.docx

REAL ESTATE TRANSFER TAX		06-May-2021
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

REAL ESTATE TRANSFER TAX		06-May-2021
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

17-22-302-094-0000 | 20210501621251 | 1-824-010-512
Total does not include any applicable penalty or interest due.

17-22-302-094-0000 | 20210501621251 | 2-085-015-824

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

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 (ABI) 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 another 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: 4 | 30 | 2021

SIGNATURE: *Nancy M. Spaw*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

TINA M. MIROBALLI

By the said (Name of Grantor): NANCY M. SPAW

AFFIX NOTARY STAMP BELOW

On this date of: 4 | 30 | 2021

NOTARY SIGNATURE: *Tina M. Miroballi*



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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: 4 | 30 | 2021

SIGNATURE: *Nancy M. Spaw*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

TINA M. MIROBALLI

By the said (Name of Grantee): NANCY M SPAW

AFFIX NOTARY STAMP BELOW

On this date of: 4 | 30 | 2021

NOTARY SIGNATURE: *Tina M. Miroballi*



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)