

UNOFFICIAL COPY

Doc#: 2112707045 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/07/2021 06:27 AM Pg: 1 of 4

Dec ID 20201201683593

City Stamp 1-644-133-904

Prepared By:

Margaret Daun, Attorney at Law, 13805 W. Burleigh Rd, Ste 100, Brookfield, WI 53005

Mail Tax Statement to: Howard Pfeifer and Alicia Perilla-Pfeifer, 5974 North Leader Avenue,
Chicago, IL 60646

Return to: Orange Coast Lender Services, 1000 Commerce Drive, Pittsburgh, PA 15275

Permanent Real Estate Index Number: 13-04-217-032-0000

QUITCLAIM DEED

HOWARD PFEIFER, as Trustee of the HOWARD PFEIFER LIVING TRUST, dated July 21, 2010, of record solely as the HOWARD PFEIFER LIVING TRUST, dated July 21, 2010, whose mailing address is 5974 North Leader Avenue, Chicago, IL 60646 (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 (\$10.00) and other good and valuable consideration, does hereby CONVEY and QUITCLAIM unto HOWARD PFEIFER and ALICIA PERILLA-PFEIFER, husband and wife, not as joint tenants or tenants in common but by tenants by the entireties, whose address is 5974 North Leader Avenue, Chicago, IL 60646, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

LOT 2 IN SCHULZE EDGEBROOK GOLF VIEW SUBDIVISION, A RESUBDIVISION OF PART OF LOT 2 IN BILLY CALDWELL'S RESERVE IN TOWNSHIP 40 AND 41 NORTH RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF OF SURVEY DATED OCTOBER 24, 1951 AND RECORDED MAY 7, 1952, AS DOCUMENTS 15336520, IN COOK COUNTY, ILLINOIS.

Being the same property conveyed to the Howard Pfeifer Living Trust, dated July 21, 2010, by deed recorded July 23, 2010 as Document No. 1020450002, in the Office of the County Recorder of Cook County, State of Illinois.

Property Address: 5974 North Leader Avenue, Chicago, IL 60646

This conveyance made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities,

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railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 1ST day July, 2020.

HOWARD PFEIFER, as Trustee of the HOWARD PFEIFER LIVING TRUST, dated July 21, 2010, of record solely as the HOWARD PFEIFER LIVING TRUST, dated July 21, 2010

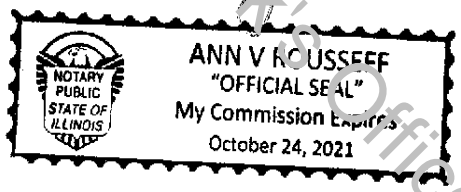
By, [Signature] (Seal)
HOWARD PFEIFER, as Trustee

STATE OF ILLINOIS }
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, HOWARD PFEIFER, as Trustee of the HOWARD PFEIFER LIVING TRUST, dated July 21, 2010, of record solely as the HOWARD PFEIFER LIVING TRUST, dated July 21, 2010, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of 1st of July, 2020.

[Signature]
Notary Public
My Commission expires: 10-24-2021



REAL ESTATE TRANSFER TAX	30-Apr-2021	0.00
CHICAGO:		0.00
CTA:		0.00 *
TOTAL:		

13-04-217-032-0000 | 20201201683593 | 1-644-133-904

* Total does not include any applicable penalty or interest rate

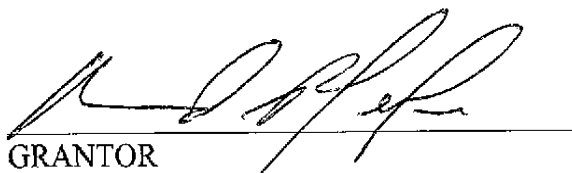
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This copy is provided by the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph (e) Section 31.45, Property Tax Code.

Date: 7-1-2020

Signature of Grantor:


GRANTOR

Property of Cook County Clerk's Office

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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: 3 | 31 | 2021

SIGNATURE: *[Signature]*
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:

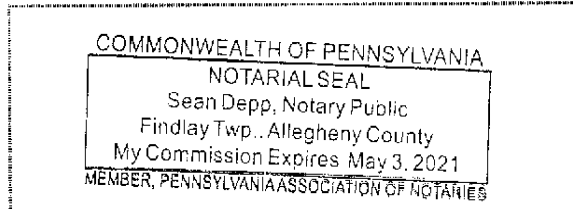
Sean Depp

By the said (Name of Grantor): *Mike Heam*

On this date of: 3 | 31 | 2021

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



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: 3 | 31 | 2021

SIGNATURE: *[Signature]*
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:

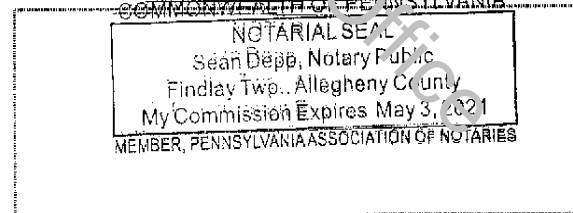
Sean Depp

By the said (Name of Grantee): *Mike Heam*

On this date of: 3 | 31 | 2021

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



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)**