



\*2113047032\*

**This Document Prepared By:**

CINDY K. CAMPBELL  
*Attorney at Law*  
Campbell Long  
105 W. Madison St., Suite 600  
Chicago, Illinois 60602  
866-566-9494

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RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/10/2021 03:15 PM PG: 1 OF 4

**After Recording, Return To:**

CINDY K. CAMPBELL  
*Attorney at Law*  
Campbell Long  
236 S. Washington St., Suite 212  
Naperville, Illinois 60540

**Mail Tax Statements To:**

Scott Leonard & Michelle Hueser  
as co-Trustees  
1429 W. George  
Chicago, Illinois 60657

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**QUIT CLAIM DEED**

The Grantors,

SCOTT M. LEONARD AND MICHELLE A. HUESER, Husband and Wife, in Joint Tenancy,  
Whose mailing address is 1429 W. George, Chicago, Illinois 60657;

FOR GOOD AND VALUABLE CONSIDERATION, in hand paid, conveys and quitclaims to:

MICHELLE ANNE HUESER AND SCOTT MICHAEL LEONARD, as co-Trustees of a trust dated March 16, 2021, and known as THE MICHELLE ANNE HUESER AND SCOTT MICHAEL LEONARD LIVING TRUST, of which MICHELLE ANNE HUESER AND SCOTT MICHAEL LEONARD are the primary beneficiaries, said beneficial interest to be held as tenancy by the entirety, the GRANTEES,

Whose mailing address is 1429 W. George, Chicago, Illinois 60657.

Said homestead real estate is specifically intended to be held as Tenants by the Entirety under this Trust Agreement pursuant to 765 ILCS 1005/1c, as amended.

And to Grantee's successors and assigns, all of the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Permanent Index Number: 14-29-125-012

Site Address: 1429 W. George, Chicago, Illinois 60657

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; however, SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; to have and to hold said premises forever. **Said homestead real estate is specifically intended to be held as Tenants by the Entirety under 765 ILCS 1005/1c, as amended, under the above-mentioned Trust Agreement, and said Trust Agreement so states the same.**

# UNOFFICIAL COPY

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.


Dated this 16<sup>th</sup> day of March 2021.

  
SCOTT M. LEONARD

  
MICHELLE A. HUESER

The foregoing transfer of title/conveyance is hereby accepted by MICHELLE ANNE HUESER AND SCOTT MICHAEL LEONARD, of 1429 W. George, Chicago, Illinois 60657, as co-Trustees under the provisions of THE MICHELLE ANNE HUESER AND SCOTT MICHAEL LEONARD LIVING TRUST.

  
SCOTT MICHAEL LEONARD  
Trustee, as aforesaid

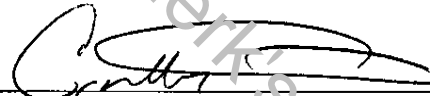
  
MICHELLE ANNE HUESER  
Trustee, as aforesaid

STATE OF ILLINOIS

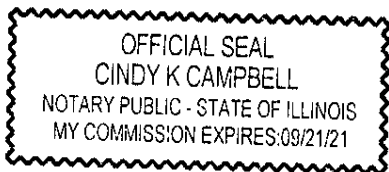
COUNTY OF COOK

ss.

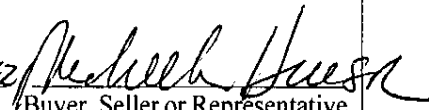
The foregoing instrument was acknowledged before me on this 16<sup>th</sup> day of March 2021, by MICHELLE ANNE HUESER AND SCOTT MICHAEL LEONARD.


  
NOTARY PUBLIC



My commission expires: 9/21/21



"Exempt under Paragraph (e), Section 31-45; Illinois Real Estate Transfer Tax Act"

Mar 16, 2021   
Date Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		10-May-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		10-May-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-29-125-012-0000 | 20210501625810 | 1-762-439-440

14-29-125-012-0000 | 20210501625810 | 1-225-175-312

\* Total does not include any applicable penalty or interest due

# UNOFFICIAL COPY

## EXHIBIT A

LOT 18 IN MCCLELLAND'S RESUBDIVISION OF BLOCK 6 IN WILLIAM LILL AND HEIRS OF MICHAEL DIVERSEY'S SUBDIVISION OF SOUTHWEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RAGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

and more commonly known as 1429 W. George, Chicago, Illinois 60657;

TAX PARCEL NUMBER: 14-29-125-012

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTORS AND GRANTEES

The GRANTORS (or the agent for the GRANTORS) affirm that, to the best of the knowledge of the undersigned, the name of the GRANTEES 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.

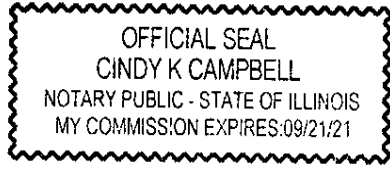
Dated this 16<sup>th</sup> day of March 2021

  
\_\_\_\_\_  
**SCOTT M. LEONARD**

  
\_\_\_\_\_  
**MICHELLE A. HUESER**

Subscribed and sworn to before me by the said SCOTT M. LEONARD AND MICHELLE A. HUESER, on this the 16<sup>th</sup> day of March 2021.

Notary Public:   
\_\_\_\_\_



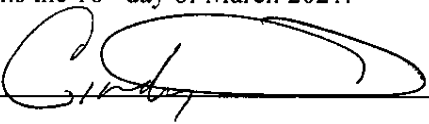
The GRANTEES (or the agent for the GRANTEES) affirms that, to the best of the knowledge of the undersigned, the name of the GRANTEES shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business 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.

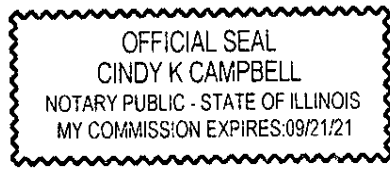
Dated this 16<sup>th</sup> day of March 2021

  
\_\_\_\_\_  
**SCOTT MICHAEL LEONARD**

  
\_\_\_\_\_  
**MICHELLE ANNE HUESER**

Subscribed and sworn to before me by the said SCOTT MICHAEL LEONARD AND MICHELLE ANNE HUESER, on this the 16<sup>th</sup> day of March 2021.

Notary Public:   
\_\_\_\_\_



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.