

UNOFFICIAL COPY

Doc#: 2113907034 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/19/2021 06:12 AM Pg: 1 of 4

X

Dec ID 20210501630728

City Stamp 1-939-509-520

REAL ESTATE TRANSFER TAX	13-May 2021
	CHICAGO: 0 00
	CTA: 0 00
	TOTAL: 0.00 *

14-32-224-066-1004 | 20210501630728 | 1-939-509-520

* Total does not include any applicable penalty or interest due

Commitment Number: IL2120109

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,
9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605.

After Recording, Send To:

Mail Tax Statements To: Henry P. Couzens and Kathryn Lorenzen Couzens, 1020 W
Armitage Avenue, #2B, Chicago, IL 60614

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
14-32-224-066-1004

QUITCLAIM DEED

1L2120109

Henry P. Couzens and Kathryn Lorenzen nka Kathryn Lorenzen Couzens, hereinafter grantors, of Cook County, Illinois, without consideration paid, grant and quitclaim to Henry P. Couzens and Kathryn Lorenzen Couzens, Husband and wife, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is 1020 W Armitage Avenue, #2B, Chicago, IL 60614, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

UNIT 2B IN THE ARMITAGE PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 27 AND 28 IN BLOCK 1 OF JAMES MORGAN'S SUBDIVISION OF EAST 1/2 OF BLOCK 10 IN SHEFFIELD'S ADDITION TO CITY OF CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM AS EXHIBIT 'B' RECORDED AS DOCUMENT 95820472, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY,

UNOFFICIAL COPY

ILLINOIS

Property Address is: 1020 W Armitage Avenue, #2B, Chicago, IL 60614

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

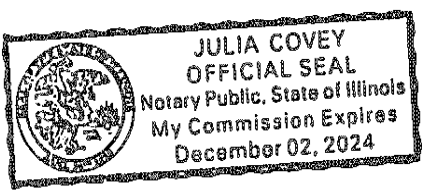
Executed by the undersigned on May 3rd, 2021:

Henry P. Couzens
Henry P. Couzens

Kathryn Lorenzen Couzens
Kathryn Lorenzen nka Kathryn Lorenzen Couzens

STATE OF Illinois
COUNTY OF COOK

The foregoing instrument was acknowledged before me on May 3, 2021 by Henry P. Couzens, Kathryn Lorenzen nka Kathryn Lorenzen Couzens who are personally known to me or have produced IL & US Passports as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



[Signature]
Notary Public


UNOFFICIAL COPY

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 05/03/2021



Buyer, Seller or Representative

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

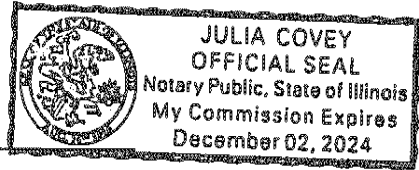
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 May 3rd, 2021

[Signature] Kathryn Cousins
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Henry & Kathryn Cousins
this 3 day of May,
2021.

NOTARY PUBLIC [Signature]



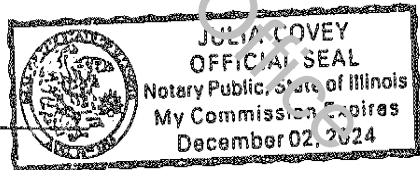
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or 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.

Date May 3rd, 2021

[Signature] Kathryn Cousins
Signature of Grantee or Agent

Subscribed and sworn to before -
Me by the said Henry & Kathryn Cousins
This 3 day of May,
2021.

NOTARY PUBLIC [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)