

UNOFFICIAL COPY

Doc# 2113907355 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/19/2021 09:51 AM Pg: 1 of 5

Dec ID 20210501632154

QUITCLAIM DEED

GRANTOR, KAREN R. WINSLOW, a married woman, joined by her spouse, TIM WINSLOW, whose address is 3436 Sunnyside Avenue Brookfield, IL 60513, and ROBERT J. WOZNIAK, a married man, whose address is 3912 EAST AVE (together 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, KAREN R. WINSLOW and TIM WINSLOW, wife and husband, as tenants by the entireties (herein, "Grantee"), whose address is 3436 Sunnyside Avenue, Brookfield, IL 60513, 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: 3436 Sunnyside Avenue,
Brookfield, IL 60513

Permanent Index Number: 15-34-224-034-0000

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 6 day of May, 2021.

When recorded return to:

KAREN R. WINSLOW
TIM WINSLOW
3436 SUNNYSIDE AVENUE
BROOKFIELD, IL 60513

Send subsequent tax bills to:

KAREN R. WINSLOW
TIM WINSLOW
3436 SUNNYSIDE AVENUE
BROOKFIELD, IL 60513

This instrument prepared by:

STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

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GRANTOR

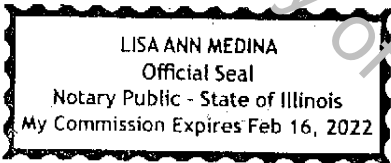
Karen R. Winslow
Karen R. Winslow

STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me on 6 May 2021, by Karen R. Winslow.

[Affix Notary Seal]

Notary Signature: Lisa Ann Medina
Printed name: Lisa Ann Medina
My commission expires: 02-16-2022



GRANTOR

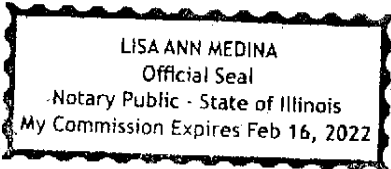
Tim Winslow
Tim Winslow

STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me on 6 May 2021, by Tim Winslow.

[Affix Notary Seal]

Notary Signature: Lisa Ann Medina
Printed name: Lisa Ann Medina
My commission expires: 02-16-2022



Notary's Office

UNOFFICIAL COPY

GRANTOR

Robert J. Wozniak
Robert J. Wozniak

STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me on 6 May 2021, by Robert J. Wozniak.

[Affix Notary Seal]

Notary Signature: Lisa Ann Medina

Printed name: Lisa Ann Medina

My commission expires: 02-16-2022



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

5/6/21
Date

Property of Cook County Clerk's Office

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EXHIBIT A

[Legal Description]

LOT 29 IN BLOCK 25 IN BROOKFIELD MANOR, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property constitutes the homestead real property of grantor Karen R. Winslow and her spouse.
This property does NOT constitute the homestead property of grantor Robert J. Wozniak.

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.

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STATEMENT BY GRANTOR AND GRANTEE

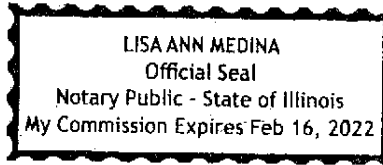
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 May 6, 2021

State of Illinois, County of COOK

Signature: Karen R. Winslow
Grantor or Agent

Subscribed and sworn to before me
by the said Karen R. Winslow
this 6 day of May, 2021
Notary Public Lisa Ann Medina



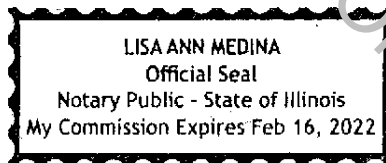
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 May 6, 2021

State of Illinois, County of COOK

Signature: Karen R. Winslow
Grantee or Agent

Subscribed and sworn to before me
By the said Karen R. Winslow
This 6 day of May, 2021
Notary Public Lisa Ann Medina



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.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)