

UNOFFICIAL COPY

Doc#: 2115221214 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/01/2021 01:08 PM Pg: 1 of 4

2114217IL/RTC

Dec ID 20210501642235
ST/CO Stamp 1-531-648-272
City Stamp 1-323-997-456

QUITCLAIM DEED

GRANTOR, JENNIFER WILSON, a married woman, who acquired title as JENNIFER M. FANNING, an unmarried person, joined by her spouse, GEORGE B. WILSON (herein, "Grantor"), whose address is 1601 School Street, Unit 210, Chicago, IL 60657, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, GEORGE B. WILSON and JENNIFER WILSON, husband and wife, as tenants by the entirety (herein, "Grantee"), whose address is 1601 West School Street, Unit 210, Chicago, IL 60657, 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: 1601 West School Street, Unit
210, Chicago, IL 60657

Permanent Index Number: 14-19-426-042-1006

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 10 day of May, 2021.

When recorded return to:

GEORGE B. WILSON
JENNIFER WILSON
1601 WEST SCHOOL STREET,
UNIT 210
CHICAGO, IL 60657

Send subsequent tax bills to:

GEORGE B. WILSON
JENNIFER WILSON
1601 WEST SCHOOL STREET,
UNIT 210
CHICAGO, IL 60657

This instrument prepared by:

LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
320 W OHIO ST. #3E
CHICAGO, IL 60654

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GRANTOR

Jennifer Wilson
JENNIFER WILSON, who acquired title as JENNIFER M. FANNING

STATE OF Illinois
COUNTY OF COOK

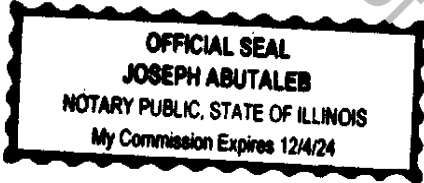
This instrument was acknowledged before me on 5-10-21, by JENNIFER WILSON, who acquired title as JENNIFER M. FANNING.

[Affix Notary Seal]

Notary Signature: JA

Printed name: Joseph Abutaleb

My commission expires: 12-4-2024



GRANTOR

George B. Wilson
GEORGE B. WILSON

STATE OF Illinois
COUNTY OF COOK

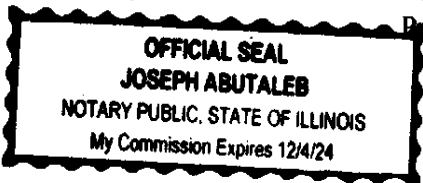
This instrument was acknowledged before me on 5-10-21, by GEORGE B. WILSON.

[Affix Notary Seal]

Notary Signature: JA

Printed name: Joseph Abutaleb

My commission expires: 12-4-2024



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200.5/45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

Jennifer Wilson
Signature of Buyer/Seller/Representative

5/10/21
Date

George B. Wilson

5/10/21

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STATEMENT BY GRANTOR AND GRANTEE

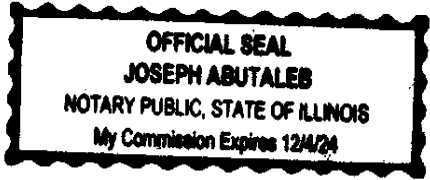
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 5/10/21

Signature: *Janice Wilson*
Grantor or Agent

Subscribed and sworn to before me by the said _____ this 10 day of MAY, 2021.

Notary Public *JA*



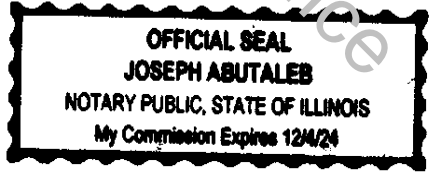
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 5/10/21

Signature: *Joseph B...*
Grantee or Agent

Subscribed and sworn to before me by the said _____ this 10 day of MAY, 2021.

Notary Public *JA*



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 Act.)

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EXHIBIT A

[Legal Description]

PARCEL 1: UNIT 210 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE TOWER LOFTS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 95658937, IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 3 FOR INGRESS, EGRESS, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 95653936 AND IN THE EASEMENT AND MAINTENANCE AGREEMENT RECORDED AS DOCUMENT NUMBER 95658936.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF P-44, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 95658937.

This property constitutes the homestead real property of grantor.

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.