

UNOFFICIAL COPY

Doc#: 2116207269 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/11/2021 10:44 AM Pg: 1 of 5

National Title Solutions, Inc

Dec ID 20210601660009
ST/CO Stamp 0-182-093-072
City Stamp 1-227-457-808

National Title Solutions, Inc.

QUIT CLAIM DEED ILLINOIS STATUTORY Individual

File Number: 2021-3412

THE GRANTOR(S) CHRISTOPHER MITCHELL* A MARRIED MAN AND EVA M. BRAUN N/K/A EVA M. MCKEE** A MARRIED WOMAN JOINT TENANTS, whose address is 2715 West Dakin Street, Chicago, IL 60618, of the County of Cook, State of Illinois for and in consideration of Ten Dollars, (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to CHRISTOPHER MITCHELL AND CHARDONNEE CUNNINGHAM, HUSBAND AND WIFE, AS JOINT TENANTS whose address is 707 Edgemont Ln, Park Ridge, IL 60068 of the County of Cook, State of Illinois. All interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Exhibit 'A'

PIN: 13-24-200-055-0000

Hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-24-200-055-0000

Address(es) of Real Estate: 2715 West Dakin Street, Chicago, IL 60618

*Please note this does not constitute as homestead for Christopher Mitchell or their spouse


**Please note this does not constitute as homestead for Eva M. Braun n/k/a Eva M. McKee or their spouse

EXEMPT UNDER PROVISIONS OF
Paragraph E Section 31-45
Property Tax Code:



Date

4/20/21

Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX	08-Jun-2021
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *
13-24-200-055-0000 20210601660009 1-227-457-808	

Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	08-Jun-2021
 	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00
13-24-200-055-0000 20210601660009 0-182-093-072	

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Dated this 26 day of April, 2021.

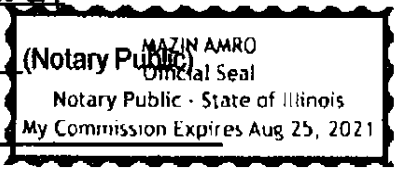
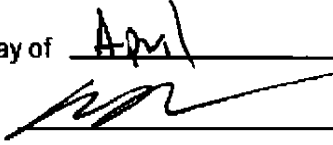


CHRISTOPHER MITCHELL

State of IL, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **CHRISTOPHER MITCHELL** personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 26 day of April, 2021



After Recording, Return To:

National Title Solutions, Inc.
3550 Hobson Rd. Suite 101
Woodridge, IL 60517

Prepared By:

Meghan Stokes
Law Office of Meghan Stokes LLC
3452 N Kolmar Ave.
Chicago, IL 60641

Mail Tax Bill(s) To:

Christopher Mitchell and Chardonnee Cunningham
707 Edgemont Ln,
Park Ridge, IL 60068

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

Dated this 24 day of April, 2021.

Eva M. Braun
EVA M. BRAUN N/K/A EVA M. MCKEE

State of IL, County of Lake ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **EVA M. BRAUN N/K/A EVA M. MCKEE** personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 24th day of April, 2021



Katherine M Leszczyński (Notary Public)

After Recording, Return To:

National Title Solutions, Inc.
3550 Hobson Rd. Suite 101
Woodridge, IL 60517

COOK County Clerk's Office

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Exhibit "A" Property Description

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS TO WIT:

PARCEL A:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 24 AFORESAID; THENCE NORTH $89^{\circ}19'27''$ EAST, ALONG THE NORTH LINE, THEREOF, 269.94 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2 IN THE SUBDIVISION OF BLOCK 4 AND THAT PART OF BLOCK 5 LYING WEST AND NORTH OF THE CENTER LINE OF THE CHICAGO RIVER IN KINZIE'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 24, AFORESAID; THENCE SOUTH $01^{\circ}31'40''$ EAST, 50.00 FEET ALONG SAID NORTHERLY EXTENSION TO THE SOUTH LINE OF IRVING PARK ROAD, THENCE NORTH $89^{\circ}19'27''$ EAST, ALONG SAID SOUTH LINE, 101.66 FEET, THENCE SOUTH $00^{\circ}40'33''$ EAST, 61.12 FEET, THENCE EASTERLY 6.39 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 10.50 FEET CONVEX TO THE SOUTH AND WHOSE CHORD BEARS SOUTH $73^{\circ}15'04''$ EAST A DISTANCE OF 6.29 FEET; THENCE SOUTH $00^{\circ}40'33''$ EAST, 32.00 FEET, THENCE NORTH $89^{\circ}19'27''$ EAST, 82.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH $89^{\circ}19'27''$ EAST, 15.00 FEET; $00^{\circ}40'33''$ WEST, 80.00 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

CONTAINING 1,200 SQUARE FEET OR 0.0275 ACRES, MORE OR LESS.

PARCEL B:

EASEMENTS FOR THE BENEFIT OF PARCEL A AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR RIVER PARK NORTH HOMEOWNERS' ASSOCIATION RECORDED APRIL 28, 200 AS DOCUMENT NUMBER 0511812274 MADE BY IRVING PARK DEVELOPMENT, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS DECLARANT, FOR ACCESS, INGRESS AND EGRESS, AS MORE FULLY DESCRIBED AND ACCORDING TO THE TERMS SET FORTH THEREIN.

PIN: 13-24-200-055-0000

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY 95 ILCS 6/3-6020 (from Ch. 34, par. 3-6020)

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: 4 1 26 2021

SIGNATURE: *Raymond Manuel*
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:

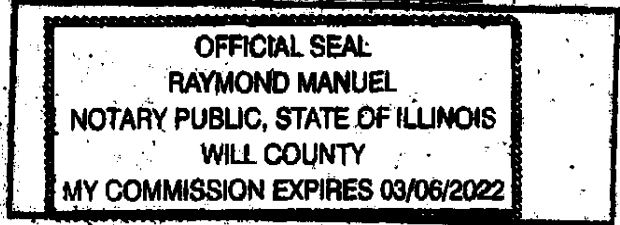
Raymond Manuel

By the said (Name of Grantor):

On this date of: 4 1 26 2021

NOTARY SIGNATURE: *Raymond Manuel*

APPLY 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, or 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: 4 1 26 2021

SIGNATURE: *Raymond Manuel*
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:

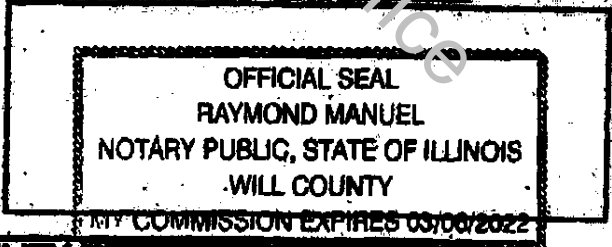
Raymond Manuel

By the said (Name of Grantee):

On this date of: 4 1 26 2021

NOTARY SIGNATURE: *Raymond Manuel*

APPLY NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 95 ILCS 6/3-6020(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: (95 ILCS 200A/rt. 31)