

FD-21-0722

UNOFFICIAL COPY

Doc#. 2116846385 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/17/2021 03:17 PM Pg: 1 of 3

Dec ID 20210601668554
ST/CO Stamp 1-892-103-440
City Stamp 0-164-107-536

QUIT CLAIM DEED

THE GRANTOR, Susan M. Larson, a married woman, for and in consideration of Ten & 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and QUITCLAIM to GRANTEE, Michael J. Flannery, of 10200 S. Longwood Drive, Chicago, IL 60643,

the following described Real Estate situated in County of Cook, in the State of Illinois, to wit:


Lot C in Owners Division of Lot () in Block 4 in Barnards Subdivision of that part of the Southwest 1/4 of the Southeast 1/4 lying West of the Chicago Rock Island and Pacific Railroad in Section 7, Township 37 North, Range 14, East of the Third Principal Meridian; Also that part of Lots 1 and that part of Lot 7 lying Northerly of the Southerly line of Lot 1 extended Westerly to the West line of the Southeast 1/4 all in R.C. Givins Subdivision of Lots 3 and 4 in Block 4 of Barnards Subdivision of that part of the Southwest 1/4 of the Southeast 1/4 lying West of the Chicago, Rock Island and Pacific Railroad in Section 7, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, forever. This is not a homestead property for Susan Larson.

Permanent Real Estate Index Number: 25-07-328-013-0000
Address of Real Estate: 10200 S. Longwood Drive, Chicago, IL 60643

**Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
Sub par. E and Cook County Ord. 93-0-27 par. E.**

Dated this 12th day of June, 2021.


Susan M. Larson

STATE OF Wyoming, COUNTY OF Teton

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Susan M. Larson, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, on June, 2021


NOTARY PUBLIC

DAVID CROOK
State of Wyoming-Notary Public
County of Teton
My Commission Expires
October 29, 2023

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AFTER RECORDING
MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Michael J. Flannery
3445 Harrison St.
Evanston, IL 60201

Michael J. Flannery
3445 Harrison St.
Evanston, IL 60201

This instrument prepared by: Central Law Group P.C., 2822 Central Street, #300, Evanston, IL 60201
847-866-0124

STATEMENT OF EXEMPTION

Exempt under provision of Paragraph e, Section 4, of the Real Estate Transfer Tax Act.

Dated: 15 day of June, 2021

Signature of Buyer/Seller or Representative

REAL ESTATE TRANSFER TAX

15-Jun-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

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REAL ESTATE TRANSFER TAX

15-Jun-2021



CHICAGO: 0.00
CTA: 0.00
TOTAL: - 0.00 *

25-07-328-013-0000 | 20210601668554 | 0-164-107-536

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

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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 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 June 15, 2021 Signature [Signature]

Subscribed and sworn to before me

by the said Agent

this 15 day of June, 2021

[Signature]
Notary Public



The grantee 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 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.

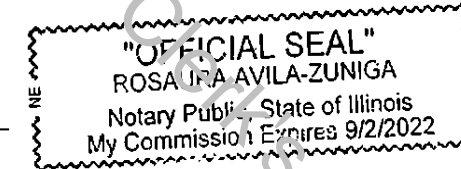
Dated June 15, 2021 Signature [Signature]

Subscribed and sworn to before me

by the said Agent

this 15 day of June, 2021

[Signature]
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 offence and of a Class A Misdemeanor for subsequent offenses.

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