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PREPARED BY:

LARRY A. WHITNEY, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
2805 CROW VALLEY TRAIL
PLANO, TX 75023

Doc# 2122957016 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/17/2021 09:53 AM PG: 1 OF 4

RECORDATION REQUESTED BY:

MARY M. ANGELICA AND WILLIAM KIRCHMEYER
1838 N HALSTED ST. APT 5
CHICAGO, IL 60614

FOR RECORDER'S USE ONLY

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 6th day of August, 2021, by first party **MARY M. ANGELICA, A SINGLE PERSON**, to second party, **MARY M. ANGELICA, A SINGLE PERSON, AND WILLIAM KIRCHMEYER, A SINGLE PERSON, NOT IN TENANCY IN COMMON BUT IN JOINT TENANCY** of 1838 N HALSTED ST. APT 5, CHICAGO, IL 60614.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby convey and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described real estate in the County of COOK, State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

APN: 14-32-414-075-1005

PROPERTY ADDRESS: 1838 N HALSTED ST. APT 5, CHICAGO, IL 60614

EXEMPT FROM TRANSFER TAX: CODE NUMBER (35 ILCS 200-31-45) E

x Juli Sevedel
(Signature of buyer, seller, or representative)

8/16/21
(Date)

REAL ESTATE TRANSFER TAX

17-Aug-2021



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

14-32-414-075-1005 | 20210701622377 | 0-838-129-424

REAL ESTATE TRANSFER TAX

17-Aug-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

14-32-414-075-1005 | 20210701622377 | 0-776-853-264

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

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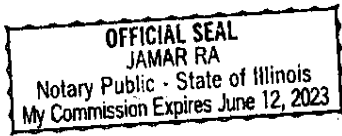
IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Mary M. Angelica
MARY M. ANGELICA

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **MARY M. ANGELICA** personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal this date, August 6th, 2021.

(seal)



Jamar Ra
Notary Public
My Commission Expires: 6-12-2023

Send Tax Bills to:
MARY M. ANGELICA AND WILLIAM KIRCHMEYER
1838 N HALSTED ST. APT 5
CHICAGO, IL 60614

No title search was performed on the subject property by the preparer. The preparer of this instrument makes no representation as to the accuracy of the legal description, the status of the title nor property use or any zoning regulations concerning the described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

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EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

UNIT 5 IN THE PARK ROW CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 15 AND IN NORTH 1/2 OF LOT 14 IN SUB BLOCK 1 OF BLOCK 5 IN SHEFFIELDS ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 29, THE SOUTHEAST 1/4 AND THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHICAGO, COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM MADE BY PRAIRIE DEVELOPMENT, LTD. AND RECORDED IN THE OFFICE OF THE RECORDER DEEDS, COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 88.429.278 AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY, AS AMENDED FROM TIME TO TIME).

PARCEL II:

GARAGE SPACE GS-6 AND LIMITED COMMON ELEMENT APPURTENANT TO UNITS AS DEFINED AND SET FORTH IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM, AS AMENDED FROM TIME TO TIME.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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: 8/16/2021

SIGNATURE: [Signature]
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: Julia Surdel

By the said (Name of Grantor): Mary M. Angelica

On this date of: 8/16/2021

NOTARY SIGNATURE: Julia Surdel

AFFIX NOTARY STAMP BELOW

Julia Surdel
Notary Public, State of Rhode Island
My Commission Expires August 31, 2024

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, 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: 8/16/2021

SIGNATURE: [Signature]
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: Julia Surdel

By the said (Name of Grantee): Mary M. Angelica
William Kirchmeyer

On this date of: 8/16/2021

NOTARY SIGNATURE: Julia Surdel

AFFIX NOTARY STAMP BELOW

Julia Surdel
Notary Public, State of Rhode Island
My Commission Expires August 31, 2024

CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(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: (35 ILCS 200/Art. 31)