

# UNOFFICIAL COPY

## QUIT CLAIM DEED



\*2123515043\*

Doc# 2123515043 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/23/2021 04:06 PM PG: 1 OF 4

The above space for recorder's use only

**THE GRANTOR(S)**, KOURTNEY VAHLE, MARRIED TO BROOKS RICHARDSON, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, **CONVEYS** and **QUIT CLAIMS** to **THE GRANTEE(S)**: KOURTNEY VAHLE AND BROOKS RALSTON, (F/K/A Brooks Richardson), married to each other, as Tenants by the Entirety, with an address of 2118 North Albany Avenue, Chicago, IL 60647, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 9 IN BLOCK 1 IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** Covenants, conditions and restrictions of record, utility easements, and general real estate taxes and/or assessments for 2019 and subsequent years. 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.

PERMANENT INDEX NO.: 13-36-113-038-0000

ADDRESS OF PROPERTY: 2118 North Albany Avenue, Chicago, IL 60647

This transfer is **EXEMPT** under the provisions of Section 4, Paragraph E, of the Illinois Real Estate

Transfer Tax Act.

**REAL ESTATE TRANSFER TAX**

22-Jul-2021

CHICAGO:	0.00
CTA:	0.00
<b>TOTAL:</b>	0.00 *



13-36-113-038-0000 | 20210601678373 | 0-490-081-040

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

**REAL ESTATE TRANSFER TAX**

22-Jul-2021



COUNTY:	0.00
ILLINOIS:	0.00
<b>TOTAL:</b>	0.00

13-36-113-038-0000 | 20210601678373 | 0-676-858-640

# UNOFFICIAL COPY

Dated this 22 day of January, 2020

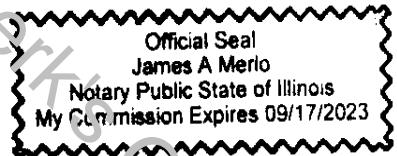
KVahle  
KOURTNEY VAHLE

STATE OF ILLINOIS )  
 )  
COUNTY OF COOK ) SS.

I, the undersigned a Notary Public in and for said county, in the state aforesaid, do hereby certify that KOURTNEY VAHLE is personally known to me to be the same person whose name is subscribed to the foregoing QUIT CLAIM DEED, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as a 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 seal this 22<sup>nd</sup> day of January, 2020.

James A Merlo  
NOTARY PUBLIC



This instrument prepared by:  
ERIC FELDMAN & ASSOCIATES, P.C.,  
123 W. MADISON ST., STE 1704, CHICAGO, IL 60602

MAIL TO:

AVENUE 365 LENDER SERVICES LLC  
401 PLYMOUTH ROAD, STE 420  
PLYMOUTH MEETING, PA 19462

TAX BILL TO:

KOURTNEY VAHLE AND BROOKS RALSTON  
2118 NORTH ALBANY AVENUE  
CHICAGO, IL 60647

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## STATEMENT BY GRANTOR AND GRANTEE

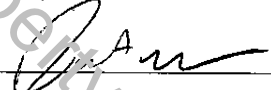
The grantor(s) or his/her/its agent affirms that, to the best of his/her/its knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title 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 January 22, 2020

Signature:   
KOURTNEY VAHLE

Subscribed and sworn to before  
Me by the said KOURTNEY VAHLE  
this 22<sup>nd</sup> day of January, 2020.



NOTARY PUBLIC 

The Grantee(s) or his/her/its 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 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.

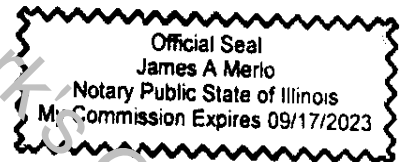
Dated January 22<sup>nd</sup>, 2020

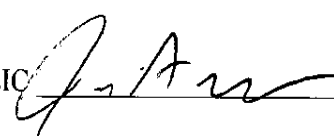
Signature:   
KOURTNEY VAHLE

Dated January 22<sup>nd</sup>, 2020

Signature:   
BROOKS RALSTON

Subscribed and sworn to before  
Me by the said BROOKS RALSTON  
this 22<sup>nd</sup> day of January, 2020.



NOTARY PUBLIC 

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of COOK

KOURTNEY VAHLE and BROOKS RALSTON, being duly sworn on oath, states that GRANTEES resides at 2118 N. Albany Ave, Chicago, IL 60641. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
- OR -  
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that \_\_\_\_\_ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me JAMES A MERLO

this 22<sup>nd</sup> day of JANUARY, 2020.

[Signature]

