

# UNOFFICIAL COPY

Doc#: 2125812016 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/15/2021 08:02 AM Pg: 1 of 4

2125033 IL/RTC

## QUITCLAIM DEED

GRANTOR, ADAM R. LEBER and DANIELLE P. LEBER, formerly known as DANIELLE DESJARDINS, husband and wife, who acquired title as a single man and a single woman (herein, "Grantor"), whose address is 3125 West Fullerton Avenue, Unit 321, Chicago, IL 60647, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, ADAM R. LEBER and DANIELLE P. LEBER, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 3125 West Fullerton Avenue, Unit 321, Chicago, IL 60647, 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: 3125 West Fullerton Avenue,  
Unit 321, Chicago, IL 60647

Permanent Index Number: 13-36-100-034-1039

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 1st day of September, 2021

### When recorded return to:

ADAM R. LEBER  
DANIELLE P. LEBER *INT*  
3125 WEST FULLERTON AVENUE,  
UNIT 321  
CHICAGO, IL 60647

### Send subsequent tax bills to:

ADAM R. LEBER  
DANIELLE P. LEBER  
3125 WEST FULLERTON AVENUE,  
UNIT 321  
CHICAGO, IL 60647

### 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

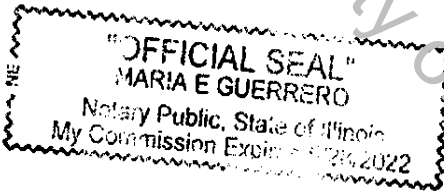
[Signature]  
ADAM R. LEBER

STATE OF Illinois  
COUNTY OF Cook

This instrument was acknowledged before me on September 01, 2021, by ADAM R. LEBER.

[Affix Notary Seal]

Notary Signature: [Signature]  
Printed name: Maria E. Guerrero  
My commission expires: 5/28/2022



GRANTOR

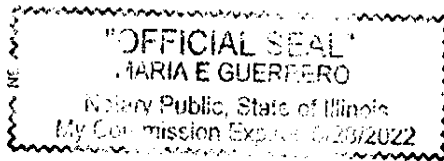
[Signature]  
DANIELLE P. LEBER, formerly known as DANIELLE DESJARDINS

STATE OF Illinois  
COUNTY OF Cook

This instrument was acknowledged before me on September 01, 2021, by DANIELLE P. LEBER, formerly known as DANIELLE DESJARDINS.

[Affix Notary Seal]

Notary Signature: [Signature]  
Printed name: Maria E. Guerrero  
My commission expires: 5/28/2022



**EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100**

[Signature]  
Signature of Buyer/Seller/Representative

9/1/21  
Date

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## STATEMENT BY GRANTOR AND GRANTEE

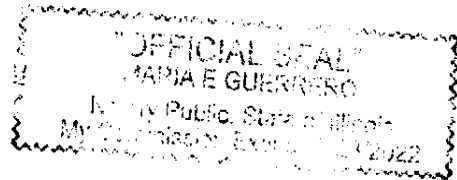
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 9/01/2021

Signature:   
Grantor or Agent

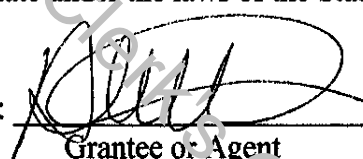
Subscribed and sworn to before me by the said Maria E Guerrero this 1st day of September, 2021.

Notary Public 




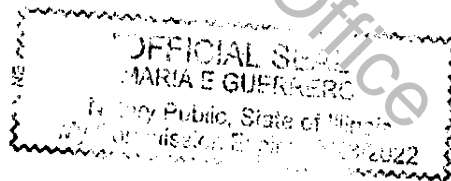
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 9/01/2021

Signature:   
Grantee or Agent

Subscribed and sworn to before me by the said Maria E Guerrero this 1st day of September, 2021.

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 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 321 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LOGAN VIEW CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0608331075, IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NUMBER B-52, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

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 therefor. 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.*