

# UNOFFICIAL COPY

Doc#: 2127034097 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/27/2021 11:12 AM Pg: 1 of 4

2126223 AL/RTC  
**QUITCLAIM DEED**

Dec ID 20210901683498  
ST/CO Stamp 1-492-099-216  
City Stamp 1-760-534-672

**GRANTOR**, SCOTT R. CARLSON and JUSTIN CLINE, a married couple (herein, "Grantor"), whose address is 939 West Madison Street, Unit 405, Chicago, IL 60607, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, **CONVEYS AND QUITCLAIMS** to **GRANTEE**, SCOTT R. CARLSON, a married man (herein, "Grantee"), whose address is 939 West Madison Street, Unit 405, Chicago, IL 60607, 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: 939 West Madison Street, Unit 405, Chicago, IL 60607

Permanent Index Number: 17-17-206-014-1026; 17-17-206-014-1080

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 10th day of September, 2021.

**When recorded return to:**

SCOTT R. CARLSON  
939 WEST MADISON STREET,  
UNIT 405  
CHICAGO, IL 60607

**Send subsequent tax bills to:**

SCOTT R. CARLSON  
939 WEST MADISON STREET,  
UNIT 405  
CHICAGO, IL 60607

**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

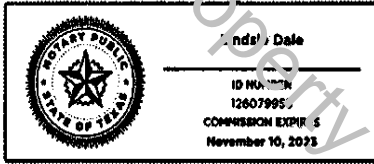
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GRANTOR

Scott R. Carlson  
SCOTT R. CARLSON

STATE OF Texas  
COUNTY OF Dallas

This instrument was acknowledged before me on 09/10/2021, by SCOTT R. CARLSON.



Notary Signature: Lindsie Dale  
Printed name: Lindsie Dale  
My commission expires: 11/10/2023  
126079955

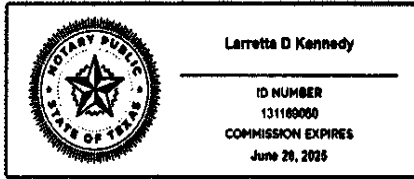
Notarized online using audio-video communication

GRANTOR

Justin Cline  
JUSTIN CLINE

STATE OF Texas  
COUNTY OF Tarrant

This instrument was acknowledged before me on 09/10/2021, by JUSTIN CLINE.



Notary Signature: Larretta D Kennedy  
Printed name: Larretta D Kennedy  
My commission expires: 06/29/2025

Notarized online using audio-video communication

**EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/1-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100**

[Signature]  
Signature of Buyer/Seller/Representative

9/10/21  
Date

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## EXHIBIT A

[Legal Description]

UNITS 405 AND P-32 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MADISON CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 99831947, AS AMENDED, IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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 therefrom. 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.*

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## STATEMENT BY GRANTOR AND GRANTEE

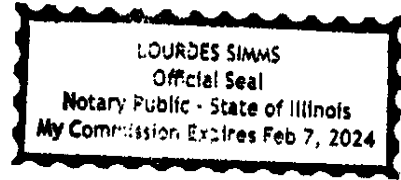
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 9/10/21

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Loures Simms this 10 day of Sept, 2021.

Notary Public [Signature]



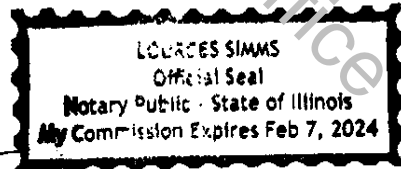
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 9/10/21

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Loures Simms this 10 day of Sept, 2021.

Notary Public [Signature]



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.)