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2129819026

This document prepared by:

Laura F. Hanson
2418 North Mozart Street
Chicago, IL 60647

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Laura F. Hanson
2418 North Mozart Street
Chicago, IL 60647

Doc# 2129819026 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/25/2021 11:24 AM PG: 1 OF 4

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 29 day of September , 2021 , by the Grantor(s),

Julia M. O'Hern, an unmarried woman
2418 North Mozart Street
Chicago, IL 60647

to the Grantee(s),

Thomas D. Hanson and Laura F. Hanson, Husband and Wife
As Tenants by Entirety, with Rights of Survivorship whose address is:
2418 North Mozart Street, Chicago, IL 60647

WITNESSETH, That the said Grantor, for \$185,000.00

One Hundred Eighty-Five Thousand Dollars and zero cents

The receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Cook, State of Illinois, legally described as:

Lot 31 in block 8 in George A. Severn's subdivision of the southeast 1/4 of the southwest 1/4 of section 25, township 40 north, range 13, east of the third principal meridian, in Cook County, Illinois

| REAL ESTATE TRANSFER TAX | 25-Oct-2021 |
|--------------------------|-------------|
| CHICAGO: | 1,387.50 |
| CTA: | 555.00 |
| TOTAL: | 1,942.50 * |



13-25-323-032-0000 | 20210901690698 | 1-285-285-008

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

| REAL ESTATE TRANSFER TAX | 25-Oct-2021 |
|--------------------------|-------------|
| COUNTY: | 0.00 |
| ILLINOIS: | 0.00 |
| TOTAL: | 0.00 |

13-25-323-032-0000 | 20210901690698 | 1-511-777-424

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Commonly known as: 2418 N. Mozart Street, Chicago, Illinois 60647

Parcel Identification: 13-25-323-032-0000

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

Signed, sealed and delivered in presence of:

Signature: *Julia M. O'Hern*
Print Name: Julia M. O'Hern
Capacity: Grantor

Signature: _____
Print Name: _____
Capacity: _____

Signature: _____
Print Name: _____
Capacity: _____

Signature: _____
Print Name: _____
Capacity: _____

STATE OF Illinois (SS)
COUNTY OF Cook

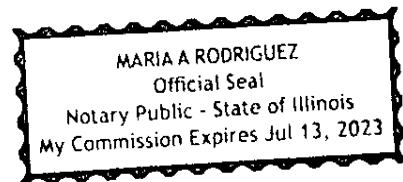
I, the undersigned, a notary public, certify that Julia M. O'Hern
wife Illinois DL. 065043364854

personally known to me to be the same person whose name(s) is or are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged to me that he/she/they signed and delivered the instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand this 14th day of October, 2021.

Maria A Rodriguez
Signature of Notarial Officer
Maria A Rodriguez
Print Name

[SEAL]



Serial number, if any
7/13/2023
My appointment expires

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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: 10/14/2021

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

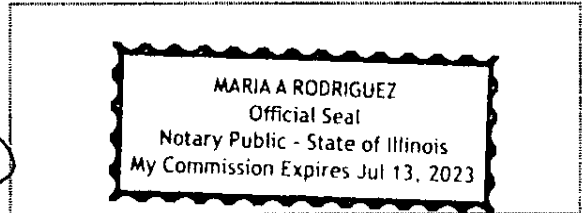
Subscribed and sworn to before me, Name of Notary Public: Maria a Rodriguez

By the said (Name of Grantor): Ma M. O'Hara

On this date of: 10/14/2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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: 10/14/2021

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

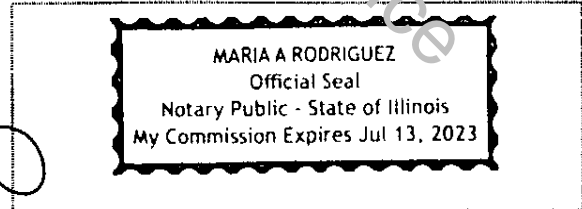
Subscribed and sworn to before me, Name of Notary Public: Maria a Rodriguez

By the said (Name of Grantee): Thomas D. Hansen
Laura F. Hansen

On this date of: 10/14/2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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)**)

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PLAT ACT AFFIDAVIT (Pursuant to 765 ILCS 205/1)

STATE OF ILLINOIS)
COUNTY OF Cook)

Julia M. O'Hern, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 2418 North Mozart Street, Chicago, Illinois 60647.

Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below:

- A. The sale or exchange is of **an entire tract of land** not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. *One* of the following exemptions from 765 ILCS 205/1 (b) applies:
 - 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
 - 2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
 - 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
 - 4. The conveyance is 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.
 - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 - 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - 7. The conveyance is made to correct descriptions in prior conveyances.
 - 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
 - 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
 - 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
 - 11. Other: _____

C. The division does not meet any of the above criteria and must have county approval (page 2).

Legal description prepared by: _____

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me Maria Rodriguez (Notary Public)
this 14th day of October, 2021.

Maria Rodriguez
Signature of Notary Public

Julia O'Hern
Signature of Affiant

