

UNOFFICIAL COPY

QUIT CLAIM DEED

(INDIVIDUAL TO INDIVIDUAL)

Doc#: 2130025178 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/27/2021 02:50 PM Pg: 1 of 4

Dec ID 20211001606810
ST/CO Stamp 0-445-846-672
City Stamp 0-962-696-336

THE GRANTORS, MICHAEL E. WELCH and BRIDGET M. WELCH, husband and wife, of the City of Chicago, County of Cook, and State of Illinois, in consideration of TEN DOLLARS and other good and valuable consideration in hand paid, CONVEY AND QUIT CLAIM to Michael E. Welch and Bridget M. Welch, as Trustees of the MICHAEL E. WELCH AND BRIDGET M. WELCH JOINT TENANCY TRUST, DATED APRIL 26, 2006, of 3950 Bryn Mawr Ave. #310, Chicago, Illinois 60659, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Legal description is attached hereto, marked as Exhibit A, and made a part hereof, 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 Real Estate Index Number: 13-02-300-009-1020

Address of Real Estate: 3950 Bryn Mawr Ave. #310, Chicago, Illinois 60659

Dated this 11 day of October, 2021

Michael E. Welch
Michael E. Welch

[SEAL] Bridget M. Welch [SEAL]
Bridget M. Welch

STATE OF ILLINOIS }
 } §§
COUNTY OF COOK }



I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL E. WELCH and BRIDGET M. WELCH, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 19 day of October, 2021.

Commission expires: March 30, 2022.



Edward J. O'Connell
NOTARY PUBLIC


UNOFFICIAL COPY

This instrument was prepared by: Edward J. O'Connell, Esq., 2501 W. Coyle, Chicago, IL 60645-3212

GRANTEES ADDRESS

| | |
|--|--|
| MAIL TO: EDWARD J. O'CONNELL ATTORNEY AT LAW 2501 W. COYLE AVE. CHICAGO, IL. 60645-3212 | SEND SUBSEQUENT TAX BILLS TO: MICHAEL E. WELCH BRIDGET M. WELCH 3950 BRYN MAWR AVE. #310 CHICAGO, ILLINOIS 60659-3156 |
|--|--|

| REAL ESTATE TRANSFER TAX | | 26-Oct-2021 |
|--|-----------|-------------|
|  | COUNTY | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |
| 13-02-300-009-1020 20211001606810 0-445-346-672 | | |

| REAL ESTATE TRANSFER TAX | | 26-Oct-2021 |
|--|----------|-------------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |
| 13-02-300-009-1020 20211001606810 0-962-696-336 | | |
| * Total does not include any applicable penalty or interest due. | | |

UNOFFICIAL COPY

EXHIBIT A

The Land is described as follows:

Parcel 1: Unit 310 in Conservancy at North Park Condominium iv as delineated on a survey of the following described premises: that part of the East 833 feet of the West 883 feet of the North 583 feet of the South 633 feet of the Southwest 1/4 of Section 2, Township 40 North, Range 13, East of the Third Principal Meridian, (except that part of the land dedicated for public roadway by Document 26700736) described as follows: Commencing at the Northwest corner of said tract; thence East on the North line of said tract a distance of 131.91 feet; Thence South 70.50 feet to the point of beginning thence continuing South on the last described line 204 feet, Thence East 89.0 feet, Thence North 78.0 feet, Thence East 10 feet, Thence North 48 feet, Thence West 10 feet, Thence North 78.0 feet, Thence West 89 feet to the point of beginning in Cook County, Illinois. Which survey is attached to Declaration of Condominium recorded as document 95171295 together with its undivided percentage interest in the common elements.

Parcel 2: The exclusive right to the use of Parking Space 310 and Storage Space 310 limited common elements as delineated on the survey attached to the Declaration aforesaid recorded as Document 95171295.

Parcel 3: Grantor also hereby grants to grantees, their heirs and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of the property set forth in the Master Declaration recorded October 28, 1994 as document 94923280 including easements for ingress and egress over common property and the Declaration of Condominium recorded as document 95171295 and grantor reserves to itself, its successors and assigns the rights and easements set forth in said master declaration and Declaration of Condominium for the benefit of the property described therein.

Exempt under provisions of Paragraph E
Section 31-45, Property Tax Code.

10/19/21

Date

[Signature]
Buyer, Seller, or Representative

UNOFFICIAL COPY

ATTACHMENT TO EXEMPT TRANSACTION

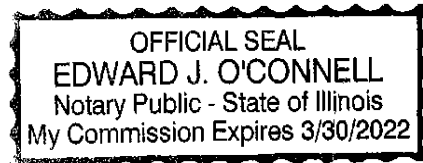
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business in or acquire and hold title to real 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 the 19 day of October, 2021.

Michael J. Welch
Grantor or agent of grantor

SIGNED AND SWORN TO before me
this 19 day of October, 2021

Edward J. O'Connell
NOTARY PUBLIC



The grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in the 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 the 19 day of October, 2021.

Brian J. Welch
Grantee or agent of grantee

SIGNED AND SWORN TO before me
this 19 day of October, 2021

Edward J. O'Connell
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.