


# UNOFFICIAL COPY

**QUIT-CLAIM DEED  
ILLINOIS STATUTORY  
Individual**

21095211



\*2130115004D\*

Doc# 2130115004 Fee \$88.00

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

KAREN A. YARBROUGH  
COOK COUNTY CLERK

DATE: 10/28/2021 10:09 AM PG: 1 OF 4

THE GRANTOR(S) Eric M. Carlson, a married person, of 1935 N. Sawyer Ave, Unit 2N, Chicago, IL 60647 for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT-CLAIM(S) to Eric M. Carlson and Maria Rivera, husband and wife, presently of 1935 N. Sawyer Ave, Unit 2N, Chicago, IL 60647, as Tenants by the Entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number(s): 13-35-405-053-1003  
Address(es) of Real Estate: 1935 N. Sawyer Ave, Unit 2N, Chicago, IL 60647

Dated this 20 day of October, 2021

Eric M. Carlson

REAL ESTATE TRANSFER TAX	27-Oct-2021
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



13-35-405-053-1003 | 20211001614783 | 0-415-388-816

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

TAX EXEMPT UNDER 35 ILCS 200/31-45 (e)  
DATE: 10/20/2021

Grantor/ Grantee/ Agent

Quit Claim - Individual -

REAL ESTATE TRANSFER TAX	28-Oct-2021
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

13-35-405-053-1003 | 20211001614783 | 0-183-555-216

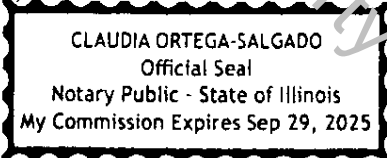
FASTDocs 11/2002

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STATE OF ILLINOIS )  
COUNTY OF COOK ) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Eric M. Carlson personally known to me to be the same person(s) whose name(s) 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 if applicable the release and waiver of the right of homestead.

Given under my hand and official seal, this 20 day of October, 2021



*Claudia Ortega-Salgado* (Notary Public)

**Prepared by:**  
Daniel P. Fitzgerald, Esq.  
The Fitzgerald Law Firm, P.C.  
1220 Iroquois Avenue, Suite 104  
Naperville, IL 60563

**Mail To:**  
~~Eric M. Carlson and Maria Rivera~~  
~~1935 N. Sawyer Ave, Unit 2N~~  
~~Chicago, IL 60647~~

**Mail To:**  
**SNP TITLE CO.**  
**500 E. OGDEN AVE, SUITE 107**  
**NAPERVILLE, IL 60563**

**Name and Address of Taxpayer:**  
Eric M. Carlson and Maria Rivera  
1935 N. Sawyer Ave, Unit 2N  
Chicago, IL 60647

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## Exhibit "A" – Legal Description

**Parcel 1: Unit 2N in the 1933-35 N, Sawyer Condominiums as Delineated on a survey of the following described real estate Lot 19 and 20 (except the South 4.50 feet in Block 1 in Winkelman's Resubdivision of Block 1 and 12 of E. Simon's Subdivision of the Southeast 1/4 of Section 35, Township 40 North, Range 13, East of the Third Principal Meridian; which survey is attached as an exhibit to the declaration of Condominium recorded as Document Number 0701109000; Together with its undivided percentage interest in the common elements, in Cook County, Illinois.**

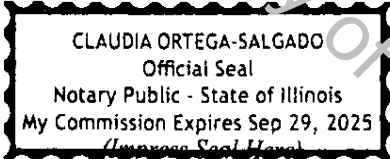
**Parcel 2: The Exclusive right to the use of P-3 and S-1, limited common elements, as delineated on the survey attached to the declaration aforesaid Recorded as Document Number 0701109000.**

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## STATEMENT BY GRANTOR AND GRANTEE

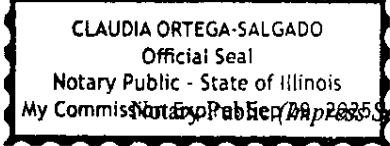
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: 10-20-21 Signature: [Signature]  
Grantor or Agent

SUBSCRIBED and SWORN to before me on October 20, 2021  
  
[Signature]  
Notary Public

The grantee or his 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 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.

Date: 10-20-21 Signature: [Signature]  
Grantee or Agent

SUBSCRIBED and SWORN to before me on October 20, 2021  
  
[Signature]  
Notary Public

CLAUDIA ORTEGA-SALGADO  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires Sep 29, 2025

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 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 Act.]