

UNOFFICIAL COPY

Doc#: 2130618216 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/02/2021 10:17 AM Pg: 1 of 3

PREPARED BY:

LARRY A. WHITNEY, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
2805 CROW VALLEY TRAIL
PLANO, TX 75023

Dec ID 20211001699192

RECORDATION REQUESTED BY:

STEPHEN A. HART AND MARGARET E. RINGIA HART
422 HAMILTON STREET
EVANSTON, IL 60202

FOR RECORDER'S USE ONLY

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 17 day of September, 2021, by first party **STEPHEN A. HART AND MARGARET RINGIA, NOW KNOWN AS MARGARET E. RINGIA HART, A MARRIED COUPLE**, to second party, **STEPHEN A. HART AND MARGARET E. RINGIA HART, A MARRIED COUPLE AS TENANTS BY THE ENTIRETY**, of 422 HAMILTON STREET, EVANSTON, IL 60202.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby convey and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described real estate in the County of COOK, State of Illinois, to wit:

**UNIT NUMBER 422-3 IN THE HAMILTON CLUB CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
LOTS 21 AND 22 IN BLOCK 78 IN EVANSTON IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 AND SECTIONS 7, 16 AND 19-41-14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 20, 1999 AS DOCUMENT NUMBER 99691284; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

APN: 11-19-208-035-1009

PROPERTY ADDRESS: 422 HAMILTON STREET, EVANSTON, IL 60202

EXEMPT FROM TRANSFER TAX: CODE NUMBER (35ILCS 200-31-45) E

X [Signature] 9/17/2021
(Signature of buyer, seller, or representative) (Date)

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

UNOFFICIAL COPY

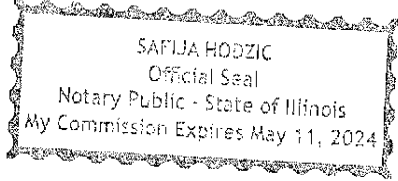
SAHART
STEPHEN A. HART

MARGARET RINGIA
MARGARET RINGIA N/K/A
MARGARET E. RINGIA HART

STATE OF ILLINOIS)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **STEPHEN A. HART AND MARGARET RINGIA, N/K/A MARGARET E. RINGIA HART**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal this date, 9/17/2021, 2021

(seal)



Safija Hodzic
Notary Public
My Commission Expires: 5/11/2024

Send Tax Bills to:
STEPHEN A. HART AND MARGARET E. RINGIA HART
422 HAMILTON STREET
EVANSTON, IL 60202

No title search was performed on the subject property by the preparer. The preparer of this instrument makes no representation as to the accuracy of the legal description, the status of the title nor property use or any zoning regulations concerning the described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

CITY OF EVANSTON
EXEMPTION

UNOFFICIAL COPY

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: 9 | 17 | 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:

By the said (Name of Grantor): Stephen A. Hart and Margaret C. Riggia Hart

On this date of: 9 | 17 | 2021

NOTARY SIGNATURE: [Signature]

Julia Surdel

AFFIX NOTARY STAMP BELOW

Julia Surdel
Notary Public, State of Rhode Island
My Commission Expires August 31, 2024

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: 9 | 17 | 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:

By the said (Name of Grantee): Stephen A Hart and Margaret C. Riggia Hart

On this date of: 9 | 17 | 2021

NOTARY SIGNATURE: [Signature]

Julia Surdel

AFFIX NOTARY STAMP BELOW

Julia Surdel
Notary Public, State of Rhode Island
My Commission Expires August 31, 2024

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)