

UNOFFICIAL COPY

Doc#: 2134010011 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/06/2021 09:42 AM Pg: 1 of 4

2132752IL/RTC

Dec ID 20211201658857
ST/CO Stamp 0-541-909-648

QUITCLAIM DEED

GRANTOR, MICHAEL T. HORAN, who acquired title as MICHAEL HORAN, and ELIZABETH F. HORAN, who acquired title as ELIZABETH FRANKLIN, husband and wife (herein, "Grantor"), whose address is 1125 South Ridgeland Avenue, Oak Park, IL 60304, for and in consideration of Ten and No/100 Dollars (\$10.00), and for ~~cash~~ good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, ELIZABETH F. HORAN and MICHAEL T. HORAN, wife and husband, as tenants by the entirety (herein, "Grantee"), whose address is 1125 South Ridgeland Avenue, Oak Park, IL 60304, 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: 1125 South Ridgeland Avenue,
Oak Park, IL 60304

Permanent Index Number: 16-18-421-031-0000

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 8 day of November, 2021.

[SIGNATURES ON FOLLOWING PAGE(S).]

When recorded return to:


ELIZABETH F. HORAN
MICHAEL T. HORAN
1125 SOUTH RIDGELAND
AVENUE
OAK PARK, IL 60304

Send subsequent tax bills to:

ELIZABETH F. HORAN
MICHAEL T. HORAN
1125 SOUTH RIDGELAND
AVENUE
OAK PARK, IL 60304

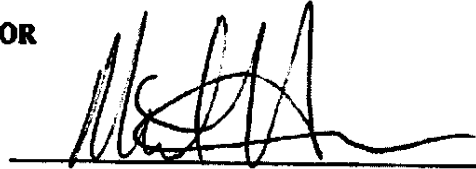
This instrument prepared by:

LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511


Steven E. Drazinic
Village of Oak Park

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GRANTOR



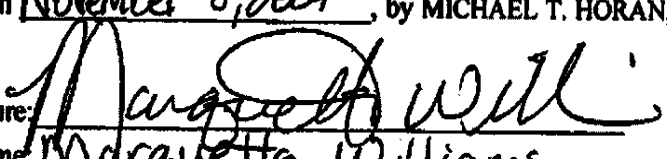
MICHAEL T. HORAN, who acquired title as
MICHAEL HORAN

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on November 8, 2021, by MICHAEL T. HORAN,
who acquired title as MICHAEL HORAN.

[Affix Notary Seal]

Notary Signature:

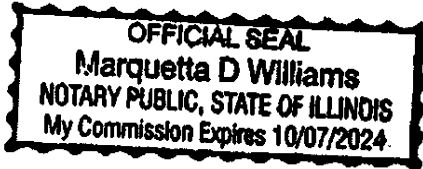


Printed name:

Marquetta Williams

My commission expires:

10-7-24



GRANTOR



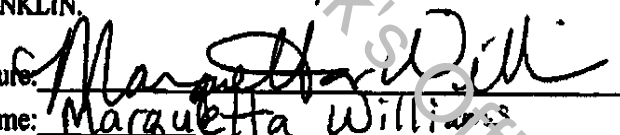
ELIZABETH F. HORAN, who acquired title as
ELIZABETH FRANKLIN

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on November 8, 2021, by ELIZABETH F.
HORAN, who acquired title as ELIZABETH FRANKLIN.

[Affix Notary Seal]

Notary Signature:

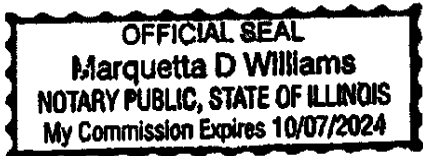


Printed name:

Marquetta Williams

My commission expires:

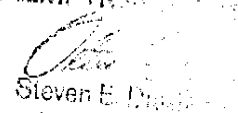
10-7-24



**EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) -
ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100**


Signature of Buyer/Seller/Representative

11/8/21
Date

EXEMPTION

Steven E. Dwyer
Village of Oak Park

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STATEMENT BY GRANTOR AND GRANTEE

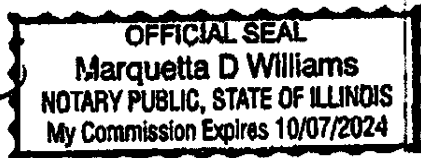
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 11-8-21

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Michael T. Horan this 8th day of November, 2021.

Notary Public [Handwritten Signature]



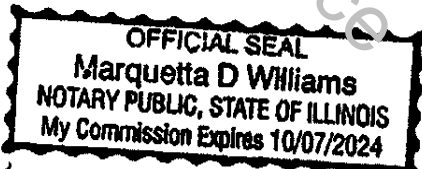
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 11-8-21

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Elizabeth Franklin this 8th day of November, 2021.

Notary Public [Handwritten 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.)

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EXHIBIT A

[Legal Description]

LOT 13 IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 2 IN THE SUBDIVISION OF THE SOUTH EAST 1/4 OF LOT 6 IN B. F. JERVIS SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTH EAST 1/4 THEREOF), 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.

21-060381 (NM)