

UNOFFICIAL COPY

Doc#: 2134412361 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/10/2021 10:40 AM Pg: 1 of 4

PREPARED BY:

Thomas F. Courtney & Associates, PC
7000 W. 127th Street
Palos Heights, IL 60463

Dec ID 20211101647392
ST/CO Stamp 1-779-085-968
City Stamp 0-841-003-664

MAIL TAX BILL TO:

Elaine M. Duffens
2 West Delaware Place
Unit 2605
Chicago, IL 60610

MAIL RECORDED DEED TO:

Thomas F. Courtney & Associates, PC
7000 W. 127th Street
Palos Heights, IL 60463

QUIT CLAIM DEED
Statutory (Illinois)

THE GRANTOR, Elaine M. Duffens as Trustee of Elaine M. Duffens Trust dated June 16, 1994 and restated March 24, 2016, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND QUIT CLAIM(S) to Elaine M. Duffens, a widow, of 2 West Delaware Place, Unit 2605, Chicago, IL 60610 all right, title and interest in the following described real estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PIN: 17-04-435-034-1167 (Unit 2605)
17-04-435-034-1168 Unit 2606)
17-04-435-034-1354 (GU-154)
17-04-435-034-1355 (GU-155)

Property Address: 2 West Delaware Place, Unit 2605, Chicago, IL 60610

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this 18 day of NOVEMBER, 2021

UNOFFICIAL COPY

By: Elaine M Duffens
ELAINE M. DUFFENS, TRUSTEE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Elaine M. Duffens, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument, as her 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 notarial seal, this 18 day of NOVEMBER, 2021



Susan Murphy
Notary Public

Exempt under Provision of Paragraph (e), Section 31-45 Property Tax Code

Dated: 11-18-21

Representative: [Signature]

UNOFFICIAL COPY

EXHIBIT "A"

PARCEL 1: UNITS 2605, 2606, GU-154 AND GU-155 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WALTON ON THE PARK SOUTH CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1014716029, AS AMENDED, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NOS. S-162 AND S-163, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 1014716028 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 17-04-435-034-1167 (affects Unit 2605); 17-04-435-034-1168 (affects Unit 2606); 17-04-435-034-1354 (Affects unit GU-154); 17-04-435-034-1355 (affects unit GU-155).

Address(es) of Real Estate: 2 West Delaware Place, Unit 2605, Chicago, Illinois 60610

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

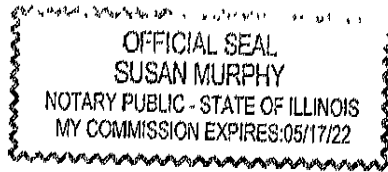
Dated:

Signature: Elaine M Duford
Grantor/Agent

Signature: _____
Grantor/Agent

Subscribed and sworn to before me by
the said _____
this 18 day of November, 2021.

Susan Murphy
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 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.

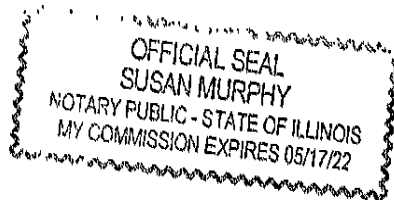
Dated:

Signature: Elaine M Duford
Grantor/Agent

Signature: _____
Grantor/Agent

Subscribed and sworn to before me by
the said _____
this 18 day of November, 2021.

Susan Murphy
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.

(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 Tax Act.)