

State of Illinois



This instrument was prepared by:
Name: Joseph F. Morrissey
Address: 211 E. 4th Street; Hinsdale, IL 60521

Doc# 2201213045 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/12/2022 10:27 AM PG: 1 OF 4

After recording, mail document
and tax statements to:
Name: Joseph F. Morrissey
Address: 211 E. 4th Street; Hinsdale, IL 60521

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this November 18, 2021 (the "Effective Date")
between the following Grantor(s) (the "Grantor"): Joseph F. Morrissey

(Check one) an individual a married individual a married couple a corporation a limited
liability company a partnership a trust individuals whose mailing address(es) is/are:

211 E. 4th Street; Hinsdale, IL 60521

And the following Grantee(s) (the "Grantee"): 707 Melrose LLC, Series Wilton

(Check one) an individual a married individual a married couple a corporation a limited
liability company a partnership a trust individuals whose mailing address(es) is/are:

211 E. 4th Street, Hinsdale, IL 60521

WITNESSETH, that the Grantor, for and in consideration of the sum of \$1.00 (United States Dollar) and
other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby
acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in
the real property (the "Property") located in (an unincorporated area in) Cook County, Illinois, and more
particularly described as follows:

Lot 16 and the South 1/2 of Lot 5 in B.J. Fitzgerald and Perry Ulrichs Sheridan Road,
Subdivision of the East 1/2 of Block 7 in Laflin, Smith and Dyers Subdivision of the
Northeast 1/4 (Except 1.28 Acres in the Northeast Corner thereof) in Section 20, Township
40 North, Range 14, East of the Third Principal Meridian, In Cook County, Illinois.

PIN: 14-20-213-009-0000
Commonly known as: 3821 N. Wilton, Chicago, IL 60613

REAL ESTATE TRANSFER TAX		12-Jan-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-20-213-009-0000 20220101694161 0-225-523-344		

REAL ESTATE TRANSFER TAX		11-Jan-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-20-213-009-0000 | 20220101694161 | 1-904-662-160

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

UNOFFICIAL COPY

The Property will be held as: (Check one)

- Sole ownership
- Joint tenancy
- Tenancy in common
- Tenancy by the entirety

SUBJECT to the following: _____ [Exceptions].

Homestead (Check one)

- The Property is the homestead of the Grantor.
- The Property is NOT the homestead of the Grantor.
- Not applicable

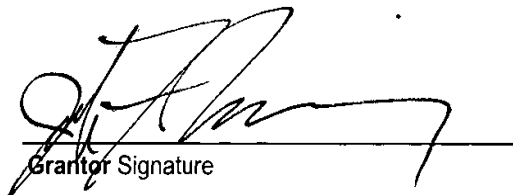
TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, forever.

Transfer Tax (Check one)

- Grantor declares that the documentary transfer tax is \$ _____, computed on the full consideration or value of property conveyed.
- Grantor declares that the transfer is EXEMPT from any documentary transfer taxes.

EXEMPT UNDER PROVISION OF PARAGRAPH E, SECTION 31-45, PROPERTY TAX CODE

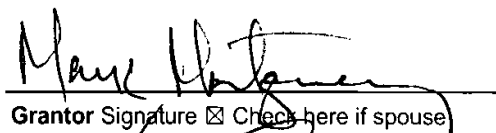
EXECUTED this 22nd day of December, 2021



 Grantor Signature

Joseph F. Morrissey

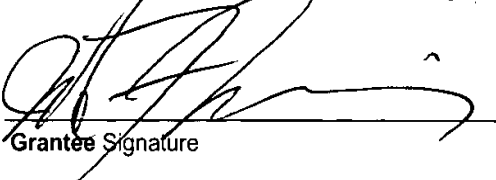
 Grantor Name



 Grantor Signature Check here if spouse

Mark D Montgomery

 Grantor Name Check here if spouse



 Grantee Signature

707 Melrose LLC, Series Wilton

 Grantee Name

 Grantee Signature Check here if spouse

 Grantee Name Check here if spouse



UNOFFICIAL COPY

[Signature]
Witness 1 Signature

Josmin Lopez
Witness 1 Name (Print)

Mary Van Allen
Witness 2 Signature

MARY Van Allen
Witness 2 Name (Print)

RELEASE OF DOWER

(If spouse is not a Grantor)

In consideration of the sum paid above and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, I, Mark D. Montgomery of 211 E. 4th Street, Hinsdale, Illinois 60521, spouse of Joseph F. Morrissey do hereby waive and release all homestead, dower, curtesy, community property and any other rights, title or interest in the above Property.

Mark Montgomery
Spouse's Signature

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF Illinois

COUNTY OF Cook

On this day, personally appeared before me, Mark Montgomery, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 7 day of January, 2022.

[Signature]
Notary's Public Signature



(Date) 9-17-2023
My Commission Expires



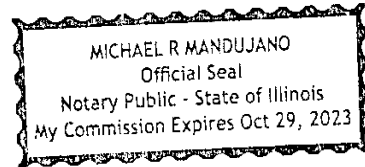
UNOFFICIAL COPY

STATEMENT OF GRANTOR/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 title to real estate under the laws of the State of Illinois.

Dated 1/10, 22 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said _____ this 22 day of JAN, 2022
Notary Public [Signature]



The grantee 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 title to real estate under the laws of the State of Illinois.

Dated 1/10, 22 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said _____ this 22 day of JAN, 2022
Notary Public [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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.