

UNOFFICIAL COPY

Doc#: 2201425060 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/14/2022 11:20 AM Pg: 1 of 4

Dec ID 20220101693920
ST/CO Stamp 2-048-824-976
City Stamp 0-500-799-120

2136087 IL/RTC

QUITCLAIM DEED

GRANTOR, JANE M. SAKS, also known as JANE SAKS, a married woman, joined by her spouse, EMMA MARIE RUBY-SACHS (herein, "Grantor"), whose address is 2610 North Sawyer Ave., Chicago, IL 60647, for and in consideration of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, JANE M. SAKS and EMMA MARIE RUBY-SACHS, a married couple, as tenants by the entireties (herein, "Grantee"), whose address is 2610 North Sawyer Ave., Chicago, IL 60647, 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: 2610 North Sawyer Ave.,
Chicago, IL 60647

Permanent Index Number: 13-26-414-025-0000

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 20 day of Dec, 2021.

When recorded return to:

JANE M. SAKS
EMMA MARIE RUBY-SACHS
2610 NORTH SAWYER AVE.
CHICAGO, IL 60647

Send subsequent tax bills to:

JANE M. SAKS
EMMA MARIE RUBY-SACHS
2610 NORTH SAWYER AVE
CHICAGO, IL 60647

This instrument prepared by:

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

MAIL TO: RAVENSWOOD

TITLE COMPANY, LLC
320 W OHIO ST. #3E
CHICAGO, IL 60654

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GRANTOR

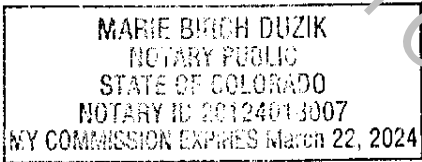
JANE M. SAKS, also known as JANE SAKS

STATE OF CO
COUNTY OF Rock

This instrument was acknowledged before me on 12.20.2021, by JANE M. SAKS, also known as JANE SAKS.

[Affix Notary Seal]

Notary Signature: Marie Birch Duzik
Printed name: Marie Birch Duzik
My commission expires: 3.22.2024



GRANTOR

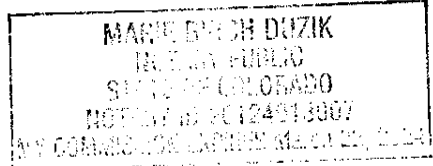
EMMA MARIE RUBY-SACHS

STATE OF CO
COUNTY OF Rock

This instrument was acknowledged before me on _____, by EMMA MARIE RUBY-SACHS.

[Affix Notary Seal]

Notary Signature: Marie Birch Duzik
Printed name: Marie Birch Duzik
My commission expires: 3.22.2024



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

20 Dec 2021
Date

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EXHIBIT A

[Legal Description]

LOT 2 (EXCEPT THE WEST 10 FEET OF SAID LOT RESERVED FOR PRIVATE ALLEY) IN JOHN PREUSS' RESUBDIVISION OF LOTS 8, 9, 10, 11 AND 12, IN BLOCK 4 IN HITT, RUNYAN AND OTHERS SUBDIVISION OF 39 ACRES IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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 of 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.

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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 12/20/21, Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before
Me by the said Jane M Saks
this 20 day of DEC, 2021
Notary Public [Signature]

MARIE BIRCH DUZIK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124013007
MY COMMISSION EXPIRES March 22, 2024

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 December 20, 2021 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
Me by the said EMMA MARIE RUBY-SAKS
this 20 day of DEC, 2021
Notary Public [Signature]

MARIE BIRCH DUZIK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124013007
MY COMMISSION EXPIRES March 22, 2024