

# UNOFFICIAL COPY

State of Illinois



\*2203119004D\*

Doc# 2203119004 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/31/2022 10:18 AM PG: 1 OF 4

This instrument was prepared by:

Name: Joseph F. Morrissey

Address: 211 E. 4<sup>th</sup> Street; Hinsdale, IL 60521

After recording, mail document

and tax statements to:

Name: Joseph F. Morrissey

Address: 211 E. 4<sup>th</sup> 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. 4<sup>th</sup> Street; Hinsdale, IL 60521

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

(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. 4<sup>th</sup> 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 21 and the South 6 feet of Lot 22 in Block 5 in Ernst J. Lehmans Subdivision of Lot 4 in Assessors Division of the Northwest 1/4 of the Southeast 1/4 of Section 20, Township 40 North, Range 14, in Cook County, Illinois.

PIN: 14-20-402-003-0000

Commonly known as: 3519 N. Seminary, Chicago, IL 60657

REAL ESTATE TRANSFER TAX 31-Jan-2022



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-20-402-003-0000 | 20220101694174 | 0-005-087-632

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

REAL ESTATE TRANSFER TAX 31-Jan-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-20-402-003-0000 | 20220101694174 | 0-664-363-408



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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

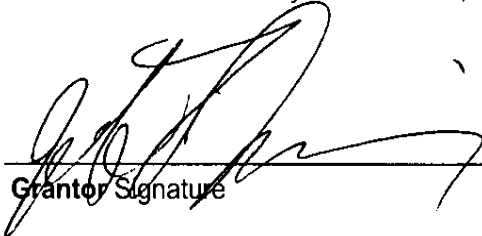
TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, forever.

Transfer Tax (Check one)

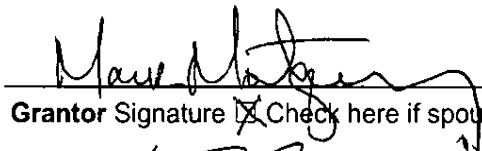
- Grantor declares that the documentary transfer tax is \$ \_\_\_\_\_, computed on the full consideration or value of property conveyed.
- Grantor declares that the transfer is EXEMPT from any documentary transfer taxes.

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


EXECUTED this 18th day of November, 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 Seminary  
 \_\_\_\_\_  
 Grantee Name

\_\_\_\_\_  
 Grantee Signature  Check here if spouse

\_\_\_\_\_  
 Grantee Name  Check here if spouse



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[Signature]  
Witness 1 Signature

Varmin 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. 4<sup>th</sup> 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

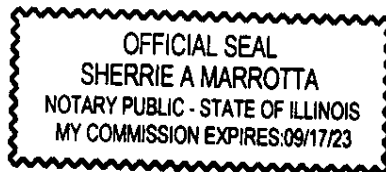
STATE OF Illinois

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



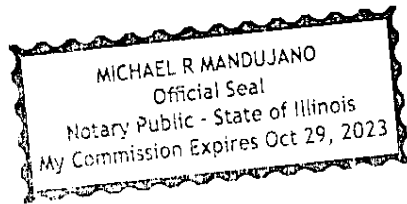
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## STATEMENT OF GRANTOR/GRANTEE

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 11/10, 22 Signature: J. Dea  
Grantor or Agent

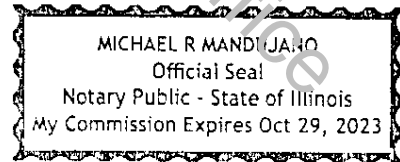
Subscribed and sworn to before me by the said \_\_\_\_\_ this 10 day of Jan, 2022  
Notary Public [Signature]



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 11/10, 22 Signature: J. Dea  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this 10 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.