

UNOFFICIAL COPY

Doc#: 2203507262 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/04/2022 12:17 PM Pg: 1 of 5

2134548-2 RTC

QUITCLAIM DEED

Dec ID 20220201615972
ST/CO Stamp 0-543-461-776

GRANTOR, THUNDERFOOT INVESTMENTS, LLC, an Illinois Limited Liability Company (herein, "Grantor"), whose address is 1344 Superior Avenue, Calumet City, IL 60409, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, **CONVEYS AND QUITCLAIMS** to **GRANTEE**, KEVIN MCCABE, a married man (herein, "Grantee"), whose address is 39W893 Carney Ln., Geneva, IL 60134, 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: 1344 Superior Avenue, Calumet City, IL 60409

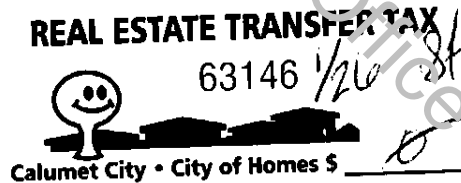
Permanent Index Number: 30-19-225-077-0000

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 29th day of November, 2021.



When recorded return to:

KEVIN MCCABE
39W893 CARNEY LN.
GENEVA, IL 60134

Send subsequent tax bills to:

KEVIN MCCABE
39W893 CARNEY LN.
GENEVA, IL 60134

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

UNOFFICIAL COPY

GRANTOR

THUNDERFOOT INVESTMENTS, LLC, an Illinois limited liability company

By: [Signature]
Printed Name: Kevin McCabe
Title: Member

STATE OF Illinois
COUNTY OF Kane

This instrument was acknowledged before me on 11/29/2021, by Kevin McCabe, as Member of THUNDERFOOT INVESTMENTS, LLC, an Illinois limited liability company.

[Affix Notary Seal]

Notary signature: [Signature]
Printed name: Lindsey E Ray
My commission expires: 9/11/2023



Property of Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR

THUNDERFOOT INVESTMENTS, LLC, an Illinois limited liability company

By: Dana McCabe
Printed Name: Dana McCabe
Title: Member

STATE OF Illinois
COUNTY OF Kane

This instrument was acknowledged before me on 11/29/2021, by Dana McCabe, as Member of THUNDERFOOT INVESTMENTS, LLC, an Illinois limited liability company.

[Affix Notary Seal]

Notary signature: Lindsey E Ray
Printed name: Lindsey E Ray
My commission expires: 9/11/2023



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

Dana McCabe
Signature of Buyer/Seller/Representative

11-29-2021
Date

CLERK OF COOK COUNTY
Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

[Legal Description]

LOT 286 IN GOLD COAST MANOR UNIT NO. 3, BEING A SUBDIVISION OF PART OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15, 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 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.

UNOFFICIAL COPY

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: 11/21/2021

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Kenneth McCabe this 21st day of November 2021.

Notary Public [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: 11/29/2021

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Kenneth McCabe this 29th day of November 2021.

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 ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Act.)