

# UNOFFICIAL COPY

Doc#: 2203521385 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/04/2022 11:55 AM Pg: 1 of 4

21360-86IL/RTC

Dec ID 20220201615637  
ST/CO Stamp 1-763-021-200  
City Stamp 0-362-189-200

## QUITCLAIM DEED

GRANTOR, EMMA MARIE RUBY-SACHS, a married woman, joined by her spouse, JANE M. SAKS (herein, "Grantor"), whose address is 2612 North Sawyer Avenue, 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, EMMA MARIE RUBY-SACHS and JANE M. SAKS, a married couple, as tenants by the entireties (herein, "Grantee"), whose address is 2612 North Sawyer Avenue, 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: 2612 North Sawyer Avenue,  
Chicago, IL 60647

Permanent Index Number: 13-26-414-027-0000

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.

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 December, 2021.

[SIGNATURES ON THE FOLLOWING PAGE(S).]

**When recorded return to:**

EMMA MARIE RUBY-SACHS  
JANE M. SAKS  
2612 NORTH SAWYER AVENUE  
CHICAGO, IL 60647

**Send subsequent tax bills to:**

EMMA MARIE RUBY-SACHS  
JANE M. SAKS  
2612 NORTH SAWYER AVENUE  
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

[Signature]  
EMMA MARIE RUBY-SACHS

STATE OF CO  
COUNTY OF Route

This instrument was acknowledged before me on 12.20.2021, by EMMA MARIE RUBY-SACHS.

[Affix Notary Seal] Notary Signature: [Signature]  
Printed name: Marie Birch Duzik  
My commission expires: 3.22.2024

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

GRANTOR [Signature]  
[Signature]  
JANE M. SAKAS [Signature]

STATE OF CO  
COUNTY OF Route

This instrument was acknowledged before me on 12.20.2021, by JANE M. SAKAS. [Signature]

[Affix Notary Seal] Notary Signature: [Signature]  
Printed name: Marie Birch Duzik  
My commission expires: 3.22.2024

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

EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200.21-43(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

[Signature]  
Signature of Buyer/Seller/Representative

Dec 20 2021  
Date

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## EXHIBIT A

[Legal Description]

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS TO WIT:

LOT ONE (1) IN JOHN PREUSS' RESUBDIVISION OF LOTS EIGHT (8), NINE (9), TEN (10), ELEVEN (11) AND TWELVE (12) IN BLOCK FOUR (4) IN HITI, RUNYAN AND OTHERS' SUBDIVISION OF THIRTY-NINE (39) ACRES IN THE EAST SIDE OF THE EAST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property is NOT 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 herefrom. 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 December, 20 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before

Me by the said Emma M Ruby Sachs  
this 30 day of DEC, 2021

Notary Public Marie Birch Duzik

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

The grantee or his agent affirms (na), 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 20 Dec 2021 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before

Me by the said Jane M Saks  
this 20 day of DEC, 2021

Notary Public Marie Birch Duzik

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