

# UNOFFICIAL COPY



Chicago Title Insurance Company  
**QUIT CLAIM DEED**  
**ILLINOIS STATUTORY**



\*2206208075\*

Doc# 2206208075 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/03/2022 04:14 PM PG: 1 OF 3

THE GRANTORS, Katherine Taylor and Dennis E. O'Sullivan, neither married nor party to a civil union, both of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIMS to GRANTEE, 1901 W. Fletcher, LLC., an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, all its interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**LOT 27 IN THE SUBDIVISION OF THE EAST 4 ACRES OF THE WEST 13 ACRES OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

**SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Numbers: 14-30-205-026-0000

Address of Real Estate: 1901 West Fletcher Street, Chicago, Illinois 60657

| REAL ESTATE TRANSFER TAX | 03-Mar-2022 |
|--------------------------|-------------|
| CHICAGO:                 | 0.00        |
| CTA:                     | 0.00        |
| TOTAL:                   | 0.00 *      |



14-30-205-026-0000 | 20220201622315 | 2-103-264-656

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

| REAL ESTATE TRANSFER TAX | 03-Mar-2022 |
|--------------------------|-------------|
| COUNTY:                  | 0.00        |
| ILLINOIS:                | 0.00        |
| TOTAL:                   | 0.00        |



14-30-205-026-0000 | 20220201622315 | 1-206-240-656

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Dated this 19<sup>th</sup> of February, 2020

Katherine Taylor  
Katherine Taylor, Grantor

Dennis E. O'Sullivan  
Dennis E. O'Sullivan, Grantor

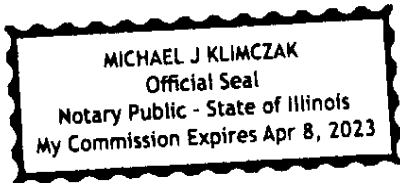
THIS DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE PROVISIONS OF PARAGRAPH (e), SECTION 200/31-45 OF THE REAL ESTATE TRANSFER TAX ACT.

[Signature]  
Signature of Buyer, Seller or Representative

STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Katherine Taylor and Dennis E. O'Sullivan, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19<sup>th</sup> of February, 2020



[Signature] (Notary Public)

**Prepared By & Mail To:**

Johnson and Sullivan, Ltd.  
11 East Hubbard Street, Suite 702  
Chicago, Illinois 60611

**Name & Address of Taxpayer:**

1901<sup>st</sup> Fletcher LLC  
1901<sup>st</sup> Fletcher St.  
Chicago, Illinois 60657

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 2 | 19 | 2020

SIGNATURE: *Paul Ball*  
GRANTOR or **AGENT**

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

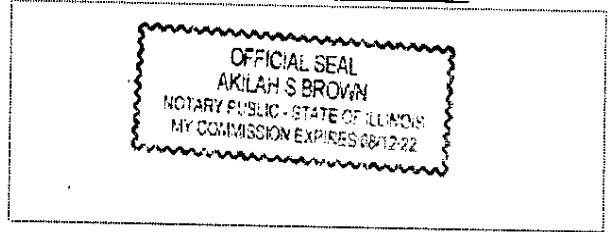
Katherine Taylor and  
By the said (Name of Grantor): Dennis E. O'Sullivan

On this date of: 2 | 19 | 2020

NOTARY SIGNATURE: *Akilah S. Brown*

Akilah S. Brown

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 2 | 19 | 2020

SIGNATURE: *Paul Ball*  
GRANTEE or **AGENT**

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

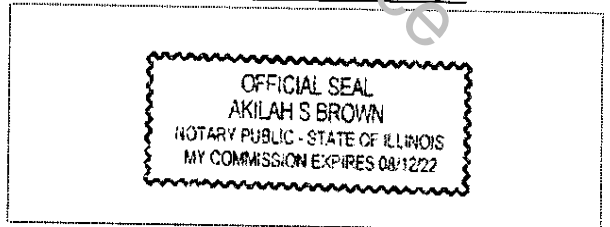
By the said (Name of Grantee): 1901 W. Fletcher, LLC

On this date of: 2 | 19 | 2020

NOTARY SIGNATURE: *Akilah S. Brown*

Akilah S. Brown

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)