

UNOFFICIAL COPY

Doc#. 2209106439 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/01/2022 01:52 PM Pg: 1 of 5

2202818 IL/RTC

QUITCLAIM DEED

Dec ID 20220301669185
ST/CO Stamp 1-895-628-176
City Stamp 1-791-393-168

GRANTOR, KELLY COLLINS, an unmarried woman, and ELLEN R. KENNELLY, who acquired title as ELLEN KENNELLY, a married woman, joined by her spouse, BRIAN P. TRAVERS (herein, "Grantor"), whose address is 2926 W. Belden 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, ELLEN R. KENNELLY and BRIAN P. TRAVERS, wife and husband, and KELLY COLLINS, an unmarried woman, as tenants in common (herein, "Grantee"), whose address is 2926 W. Belden Ave., Chicago, IL 60647, all of Grantor's interest in and to the following described real estate located in ~~Wayne County~~, Illinois:

W. COOK
SEE EXHIBIT A ATTACHED HERETO.

Property Address: 2926 W. Belden Ave., Chicago,
IL 60647

Permanent Index Number: 13-36-105-012-0001

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 24th day of March, 2022.

When recorded return to:

ELLEN R. KENNELLY
BRIAN P. TRAVERS
KELLY COLLINS *cut*
2926 W. BELDEN AVE.
CHICAGO, IL 60647

Send subsequent tax bills to:

ELLEN R. KENNELLY
BRIAN P. TRAVERS
KELLY COLLINS
2926 W. BELDEN 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

ELLEN R. KENNELLY, who acquired title as ELLEN KENNELLY

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on March 24, 2022 by ELLEN R. KENNELLY, who acquired title as ELLEN KENNELLY.

[Affix Notary Seal]

Notary Signature: Jennifer Rodriguez

Printed name: Jennifer Rodriguez

My commission expires: 9-30-2023



GRANTOR

BRIAN P. TRAVERS

STATE OF Illinois
COUNTY OF Cook

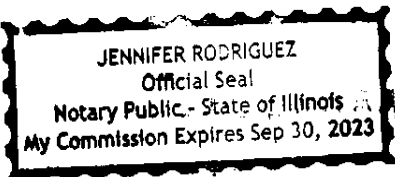
This instrument was acknowledged before me on March 24, 2022 by BRIAN P. TRAVERS.

[Affix Notary Seal]

Notary Signature: Jennifer Rodriguez

Printed name: Jennifer Rodriguez

My commission expires: 9-30-2023



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

Signature of Buyer/Seller/Representative

3/24/22
Date

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GRANTOR

[Handwritten Signature]
KELLY COLLINS

STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on March 24, 2022, by KELLY COLLINS.

[Affix Notary Seal]

Notary Signature: [Handwritten Signature]
Printed name: Jennifer Rodriguez
My commission expires: 11-30-2023



Property of Cook County Clerk's Office

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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: March 24, 2022

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Kelly Collins, Ellen Kennedy, and Brian P. Travers this 24th day of March, 2022.

Notary Public [Handwritten Signature]



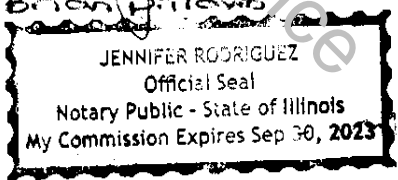
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: March 24, 2022

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Kelly Collins, Ellen Kennedy, and Brian P. Travers this 24th day of March, 2022.

Notary Public [Handwritten 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.)

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EXHIBIT A

[Legal Description]

LOT 29 IN HINSDALE'S RESUBDIVISION OF LOTS 1 TO 10 INCLUSIVE IN MCGOVERN'S SUBDIVISION OF THE EAST 10 ACRES OF THE SOUTH 20 ACRES OF THE NORTH 43.30 ACRES OF THE NORTHWEST 1/4 OF SECTION 36, 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 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.