

UNOFFICIAL COPY

After Recording Return to:

HBI Title Services Inc.
7 Easton Oval,
Department EASE301
Columbus, OH 43219

Instrument Prepared By:

Kevin T. Kavanaugh, Esq.
3331 W. Big Beaver, Ste. 109
Troy, MI 48084
Licensed in IL, Bar ID No. 6280331

Mail Tax Statements To:

Frederick Wind
2224 North Sayre Avenue
Elmwood Park, IL 60707
Chicago

Tax Parcel ID Number:

13-31-114-002-0000

Order Number:

R22-182385

Doc#. 2220306297 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 07/22/2022 12:50 PM Pg: 1 of 5

Dec ID 20220701682927

City Stamp 0-970-640-464

QUITCLAIM DEED

Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: NORA WIND, date 06 22 - 22
NORA G. WIND

Dated this 22 day of JUNE, 20 22. WITNESSETH, that, **FREDERICK J. WIND**, a married man, and **NORA G. WIND**, an unmarried woman, whose address is 2224 North Sayre Avenue, ^{Chicago} Elmwood Park, IL 60707, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto **FREDERICK WIND**, a married man, in fee simple, whose address is 2224 North Sayre Avenue, ^{Chicago} Elmwood Park, IL 60707, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 2224 North Sayre Avenue, ^{Chicago} Elmwood Park, IL 60707, and legally described as follows, to wit:

The following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PAGE 1 of 4



PCLR22-182385DQTC01010104


UNOFFICIAL COPY

Assessor's Parcel Number: 13-31-114-002-0000

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

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

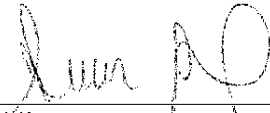
IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor (1 of 2) on the date first written above.


_____)
FREDERICK J. WIND)

STATE OF IL)
COUNTY OF COOK) ss.


I, Anna Binkowicz, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **FREDERICK J. WIND** personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand official seal this 24 day of June 2022



Notary Public
My Commission Expires: 12-31-2022



REAL ESTATE TRANSFER TAX	20-Jul-2022
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-31-114-002-0000 | 20220701682927 | 0-970-640-464
* Total does not include any applicable penalty or interest due.



PCLR22-182385DQTC01010204

UNOFFICIAL COPY

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor (2 of 2) on the date first written above.

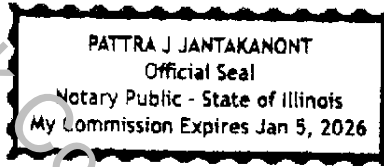
NORA G WIND
NORA G. WIND

STATE OF ILLINOIS)
)
COUNTY OF Cook) ss.

I, PATTRA JANTAKANONT, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **NORA G. WIND** personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand official seal this 22 day of June 20 22.

Pattra Jantakanont
Notary Public
My Commission Expires: 01/05/2026



UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

The following described property, situated in the County of Cook, State of Illinois, to wit:

Lot 3 in Block 16 in Mont Clare subdivision of the North half of the North West quarter of Section 31, and part of the South West quarter of the South West quarter of Section 30, Township 40 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

Property Address: 2224 North Sayre Avenue, ~~Elmwood Park~~, IL 60707
Chicago

Assessor's Parcel No.: 13-31-114-002-0000

Property of Cook County Clerk's Office



UNOFFICIAL COPY

STATEMENT BY GRANTOR AND 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 and hold title to real estate under the laws of the State of Illinois.

Dated 6-30, 22 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said agent

this 30th day of June
22

[Signature]
Notary Public



ALAN HODGES
Notary Public, State of Ohio
My Comm. Expires 9-20-24

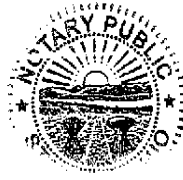
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated 6-30, 22 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said agent

this 30th day of June
22

[Signature]
Notary Public



ALAN HODGES
Notary Public, State of Ohio
My Comm. Expires 9-20-24

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]