

# UNOFFICIAL COPY

**DOCUMENT PREPARED BY AND  
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Daniel G. Coman  
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Lisle, Illinois 60532-4318

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ST/CO Stamp 0-023-936-080  
City Stamp 0-239-811-664

**FUTURE TAX BILLS TO:**

Dana Regan  
1755 W. Wabansia  
Chicago, IL 60622

[For Recorder's Use]

## QUIT CLAIM DEED

THE GRANTORS, **JEAN REGAN**, married to Michael Regan of ~~18 Charleston Road~~ <sup>3215. Elm Street</sup>, Hinsdale, Illinois, 60521, and **DANA REGAN**, an unmarried individual, of 1755 W. Wabansia, Chicago, Illinois, 60622, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEYS and QUIT CLAIMS to **DANA REGAN**, an unmarried individual, of 1755 W. Wabansia, Chicago, Illinois, all right, title and interest in the following described real estate situated in the County of Cook and State of Illinois, to wit:

**LOT 21 IN FITCH'S SUBDIVISION OF BLOCK 26, IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

PIN: 14-31-428-002  
Commonly known as: 1755 W. Wabansia, Chicago, IL 60622

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

Subject to: covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes.

IN WITNESS WHEREOF the undersigned have executed and delivered this Quit Claim Deed on this 7<sup>th</sup> day of June, 2022.

Jean Regan  
JEAN REGAN  
Dana Regan  
DANA REGAN

**EXEMPTION:**

This transfer is exempt under Real Estate Tax Act Section 4(e)

Daniel G. Coman  
[Grantor/Agent]

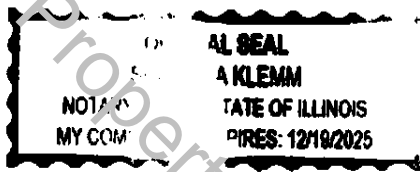
6/13/22  
[Date]

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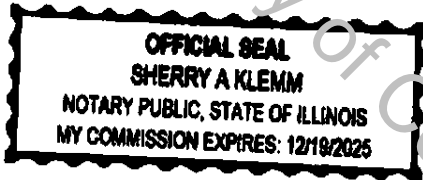
STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF                 )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **JEAN REGAN**, married to Michael Regan and **DANA REGAN**, an unmarried individual, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, or 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 7<sup>th</sup> day of June, 2022.

[SEAL]



*Sherry A. Klemm*  
\_\_\_\_\_  
NOTARY PUBLIC



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## STATEMENT BY GRANTOR AND GRANTEE

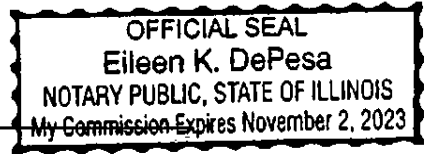
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated 6/13/22

Signature: *Nail H. Com*  
Grantor or Agent

Subscribed and sworn to before me  
by the said \_\_\_\_\_,  
dated 6/13, 2022.

Notary Public *E. K. DePesa*



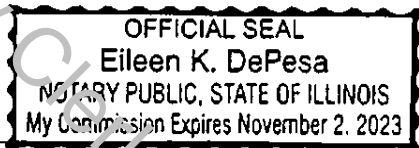
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 6/13/22

Signature: *Nail H. Com*  
Grantor or Agent

Subscribed and sworn to before me  
by the said \_\_\_\_\_,  
dated 6/13/22, 2022.

Notary Public *E. K. DePesa*



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

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**