

UNOFFICIAL COPY



Doc# 2222042168 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/08/2022 02:44 PM PG: 1 OF 5

7865923

File Number: 71469598

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307 Sioux Falls, South Dakota 57103 (513) 247-9605.

Recording Requested By:
AMROCK LLC
662 Woodward Ave.
Detroit, MI 48226

82185327 Rec 3rd
When Recorded Return To:
Indcomm Global Services
1427 Energy Park Drive
St. Paul, MN 55108

After Recording Return To
Mail Tax Statements To:

Donna M. Kuo and Peter R. Seman, Co-Trustees under the Donna M. Kuo Revocable Declaration of Trust dated March 28, 2014
7 Martha Ln, Evanston, IL 60201-2121

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
10-13-100-021-0000, 10-14-205-040-0000

QUITCLAIM DEED

Exempt: Section: 35 ILCS 200/31-45(c): Deeds or trust documents where the actual consideration is less than \$100

Peter R. Seman and Donna M. Kuo, husband and wife, as joint tenants with right of survivorship, whose mailing address is 7 Martha Ln, Evanston, IL 60201-2121, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to Donna M. Kuo and Peter R. Seman, Co-Trustees under the Donna M. Kuo Revocable Declaration of Trust dated March 28, 2014, hereinafter grantee, whose tax mailing address is 7 Martha Ln, Evanston, IL 60201-2121, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:



RPA 3488843140QC101010106

REAL ESTATE TRANSFER TAX

04-Aug-2022



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

10-13-100-021-0000

| 20220501625678 | 1-050-624-592

S Y
P J
S Y-06
SC
INT R

UNOFFICIAL COPY

Tax Id Number(s): 10-13-100-021-0000, 10-14-205-040-0000

Land situated in the City of Evanston in the County of Cook in the State of IL

LOT 7 IN OTTO A. SCHULZ'S RESUBDIVISION, BEING A RESUBDIVISION OF PARTS OF LOTS 1-H, 2-G, 3-D, 4-C AND 5-A IN HAPP'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 13, AND PARTS OF LOTS 1 AND 2 IN CIRCUIT COURT PARTITION IN THE NORTHWEST QUARTER OF THE NORTH WEST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 7 Martha Ln, Evanston, IL 60201-2121

Prior instrument reference: _____

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

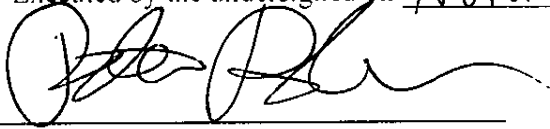


RPA

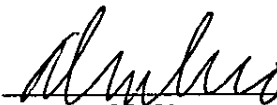
3488843140QC101010206

UNOFFICIAL COPY

Executed by the undersigned on November 9, 2021:



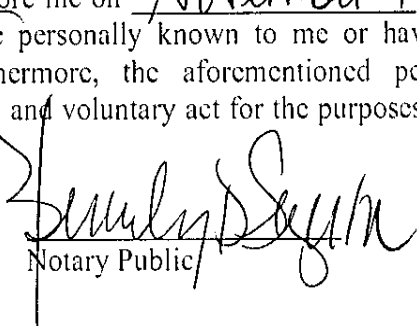
Peter R. Seman



Donna M. Kuo

STATE OF Illinois
COUNTY OF COOK

The foregoing instrument was acknowledged before me on November 9, 2021 by Peter R. Seman and Donna M. Kuo who are personally known to me or have produced Driver's License identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.


Notary Public

CITY OF EVANSTON
EXEMPTION



RPA

3488843140QC101010306

UNOFFICIAL COPY

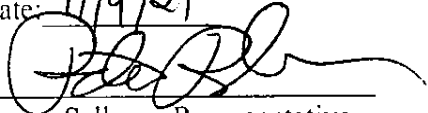
MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph c Section 31-45, Property Tax Code.

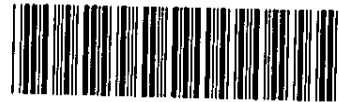
Date:

11/9/21



Buyer, Seller or Representative

Property of Cook County Clerk's Office



+U08046828+

1632 1/7/2022 82188327/3



RPA

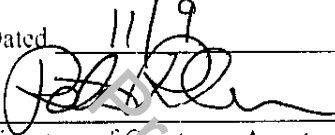
34888431400C101010406

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 land trust is either a natural person, and 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.

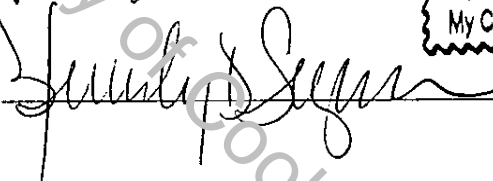
Dated 11-9, 2021



Signature of Grantor or Agent


Subscribed and sworn to before Me by the said Peter E. Seman this 9 day of November 2021



NOTARY PUBLIC 

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 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.

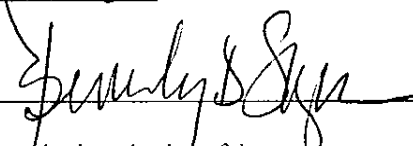
Date 11-9, 2021



Signature of Grantee of Agent

Subscribed and sworn to before Me by the said Donna M. Kuo This 9 day of November 2021



NOTARY PUBLIC 

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)



RPA 3488843140QC 101010506