

PREPARED BY:

Alan J. Bernstein, Esq.
10 South LaSalle Street, Suite 1420
Chicago, Illinois 60603

PT22-8476671
2/3

Doc#. 2222242082 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/10/2022 12:16 PM Pg: 1 of 3

RETURN TO:

Alan J. Bernstein, Esq.
10 South LaSalle Street, Suite 1420
Chicago, Illinois 60603

Dec ID 20220701674797
ST/CO Stamp 0-605-135-952
City Stamp 0-166-634-576

SEND TAX BILL TO:

Sean Murphy
2041 West Cortland Street
Chicago, Illinois 60647

QUIT CLAIM DEED

The Grantors Sean Murphy, a divorced man
and Sophia Dias, a divorced woman

(The above space for Recorder's use only)

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100ths (\$10.00) Dollars and other good and valuable consideration, in hand paid, convey and quit claims to Sean Murphy, a divorced man, not since remarried, whose address is located in the City of Chicago and County of Cook in the State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOTS 12 AND 13 IN BLOCK 9 IN PIERCE'S ADDITION TO HOLSTEIN BEING A SUBDIVISION IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

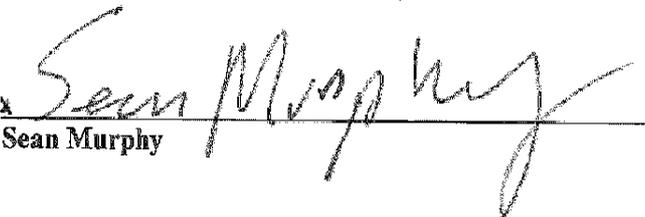
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

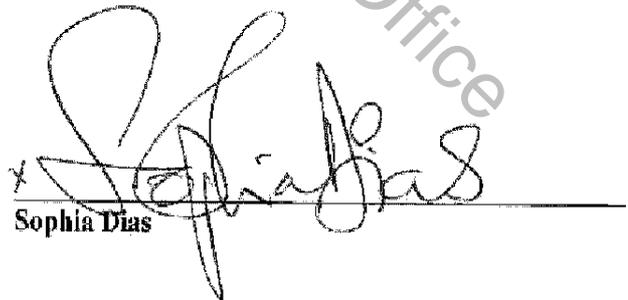
SUBJECT TO: General Real Estate Taxes for 2021 and 2022 and subsequent years; covenants, conditions and restrictions of record; zoning and building laws and ordinances, roads and highways, if any, and public utilities.

Permanent Index Number: 14-31-315-054-0000

Property Address: 2041 West Cortland Street, Chicago, Illinois 60647

Dated this 30th day of June, 2022


Sean Murphy


Sophia Dias

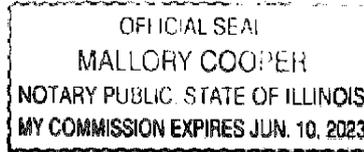
UNOFFICIAL COPY

STATE OF Illinois)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public, in and for said County and State aforesaid, certify that **Sophia Dias**, 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, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 30 day of June, 2022

Mallory Cooper
Notary Public

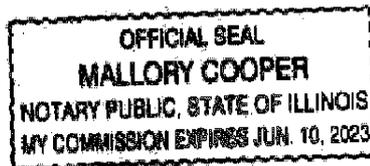


STATE OF Illinois)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public, in and for said County and State aforesaid, certify that **Sean Murphy**, 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, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 30 day of June, 2022

Mallory Cooper
Notary Public



Exempt under 35 ILCS 200/31-45 paragraph (e)
Section 4, Real Estate Transfer Act
Date: June 30, 2022

[Signature]
Signature of Buyer, Seller or Representative

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

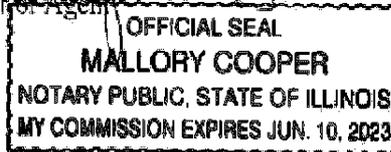
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated JUNE 15th, 2022.

Signature:

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said Grantor
this 15th day of June, 2022
Notary Public Mallory Cooper



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 June 30, 2022.

Signature:*

[Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Grantee
This 30th day of June, 2022
Notary Public Mallory Cooper



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 Tax Act.)