

# UNOFFICIAL COPY

**PREPARED BY:**  
Howard N. Schwartz  
1655 N. Arlington Heights Road  
Suite 104E  
Arlington Heights, IL 60004  
**MAIL TAX BILL TO:**  
Liam Durnan  
4512 North Lawndale  
Chicago, IL 60625

Doc#. 2222449023 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/12/2022 09:46 AM Pg: 1 of 4

Dec ID 20220801607724  
ST/CO Stamp 1-396-380-240  
City Stamp 0-316-215-888

**MAIL TAX BILL TO:**  
Liam Durnan  
4512 North Lawndale  
Chicago, IL 60625

## QUIT CLAIM DEED Statutory (Illinois)

THE GRANTORS, LIAM DURNAN and DELIA SEEBERG, husband and wife, of 4512 North Lawndale, Chicago, Illinois, 60625, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid,

CONVEY AND QUIT CLAIM to

LIAM JAMES-PAUL DURNAN, as trustee of the LIAM JAMES-PAUL DURNAN Trust dated March 11, 2022, an undivided 50% interest in and to the property described below and

DELIA MARGARET SEEBERG, as trustee of the DELIA MARGARET SEEBERG Trust dated March 11, 2022, an undivided 50% interest in and to the property described below;

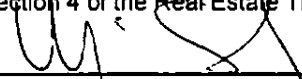
situated in the County of Cook, State of Illinois, to wit:

THE TRACT OF LAND COMMENCING AT A POINT IN A LINE 33 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ THE NORTHWEST ¼ OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID LINE BEING THE NORTH LINE OF SUNNYSIDE AVENUE, SAID POINT BEING 33 FEET WEST OF THE EAST LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 14, THENCE NORTH ON A LINE 33 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SAID 14,122.94 FEET TO THE POINT OF BEGINNING; THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SUNNYSIDE AVENUE 141.0 FEET; THENCE NORTH 40 FEET, THENCE EAST 141 FEET, THENCE SOUTH 40 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

Permanent Index Number(s): 13-14-118-069-0000  
Property Address: 4512 North Lawndale, Chicago, IL 60625

And the said Grantors hereby expressly waive any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homestead from sale on execution or otherwise.

Exempt under the provisions of Paragraph E  
Section 4 of the Real Estate Transfer Act


  
Buyer, Seller, or Representative

8/17/22

# UNOFFICIAL COPY

Trustee's Deed - Continued

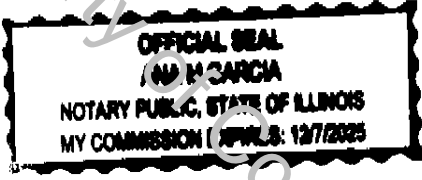
Dated this 17 Day of May 20 22

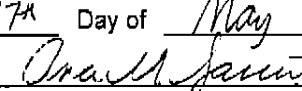
  
 Accepted by  
 LIAM JAMES-PAUL DURMAN, Trustee

STATE OF IL )  
 COUNTY OF Cook ) SS.

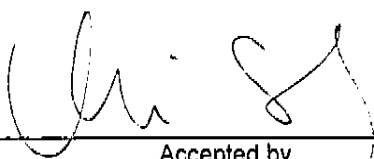
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that LIAM JAMES-PAUL DURMAN, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that 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 17<sup>th</sup> Day of May 20 22



  
 Notary Public  
 My commission expires: 12/07/2025

Dated this 17 Day of May 20 22

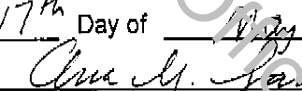
  
 Accepted by  
 DELIA MARGARET SEEBERG, Trustee

STATE OF IL )  
 COUNTY OF Cook ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that DELIA MARGARET SEEBERG, personally known to me to be the same person(s) whose name(s) is/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 17<sup>th</sup> Day of May 20 22




  
 Notary Public  
 My commission expires: 12/07/2025

# UNOFFICIAL COPY

Trustee's Deed - Continued

Dated this

17 Day of May 2022

  
LIAM JAMES-PAUL DURMAN

STATE OF IL )  
COUNTY OF Cook ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that LIAM JAMES-PAUL DURMAN, personally known to me to be the same person(s) whose name(s) is/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 17<sup>th</sup> Day of May 2022

  
Notary Public

My commission expires: 05/07/2025



Dated this

17 Day of May 2022

  
DELIA MARGARET SEEBERG

STATE OF IL )  
COUNTY OF Cook ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that DELIA MARGARET SEEBERG, personally known to me to be the same person(s) whose name(s) is/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 17<sup>th</sup> Day of May 2022

  
Notary Public

My commission expires: 05/07/2025

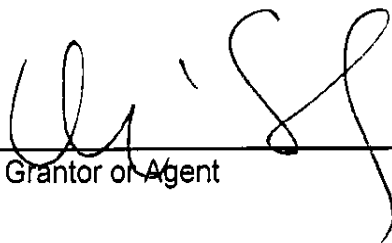


# UNOFFICIAL COPY

STATEMENT  
by  
GRANTOR and GRANTEE

The grantor or the grantor's agent affirms that, to the best of the grantor's 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: 5-29-2022

Signature:   
Grantor or Agent

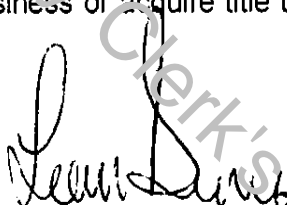
SWORN TO and SIGNED before me  
this 29 day of May 2022

  
NOTARY PUBLIC



The grantee or the grantee's 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: 5-24-2022

Signature:   
Grantee or Agent

SWORN TO and SIGNED before me  
this 24 day of May 2022

  
NOTARY PUBLIC



NOTE: Any person who knowingly submits a false statement concerning the identity or a grantee shall be guilty of a Class C misdemeanor for the first offense and of 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.)