

UNOFFICIAL COPY

Doc#: 2223134141 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/19/2022 11:49 AM Pg: 1 of 5

Dec ID 20220801613338
ST/CO Stamp 1-736-995-408

QUITCLAIM DEED 220862754127C

GRANTOR, ERIC W. GARDNER, an unmarried man, and KARINA MARQUEZ, an unmarried woman, who acquired title as husband and wife (herein, "Grantor"), whose address is 111 Acacia Drive, Unit 608, Indian Head Park, IL 60525, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, KARINA MARQUEZ, an unmarried woman (herein, "Grantee"), whose address is 111 Acacia Drive, Unit 608, Indian Head Park, IL 60525, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 111 Acacia Drive, Unit 608,
Indian Head Park IL 60525

Permanent Index Number: 18-20-100-022-1082

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-4.5(F) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 12 day of August, 2022.

When recorded return to:

~~KARINA MARQUEZ
111 ACACIA DRIVE, UNIT 608
INDIAN HEAD PARK, IL 60525~~

Send subsequent tax bills to:

KARINA MARQUEZ
111 ACACIA DRIVE, UNIT 608
INDIAN HEAD PARK, IL 60525

This instrument prepared by:

LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
1 S WACKER DR, 24TH FL
CHICAGO, IL 60606

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GRANTOR



ERIC W. GARDNER

STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me on AUGUST 12, 2022, by ERIC W. GARDNER.

[Affix Notary Seal]

Notary Signature: Vicky W. Franos

Printed name: VICKY W FRANOS


My commission expires: 11/19/2022



Property of Cook County Clerk's Office

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GRANTOR


KARINA MARQUEZ

STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me on AUGUST 12, 2022, by KARINA MARQUEZ.

[Affix Notary Seal]

Notary Signature: 

Printed name: VICKY W FRANOS

My commission expires: 11/19/2022



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) -
ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100


Signature of Buyer/Seller/Representative

08/12/2022
Date

Property of Cook County Clerk's Office

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EXHIBIT A

[Legal Description]

PARCEL 1: UNIT NUMBER 608 IN WILSHIRE WEST CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): LOT 1 IN INDIAN HEAD PARK CONDOMINIUMS UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2 1974 AS DOCUMENT NUMBER 22672940; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY L. ACACIA INCORPORATED, AN ILLINOIS CORPORATION, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22779634; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY) IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED JULY 8, 1974 AND RECORDED JULY 11, 1974 AS DOCUMENT NUMBER 22779633 AND AS CREATED BY DEED FROM L. ACACIA INCORPORATED, A CORPORATION OF ILLINOIS, TO JOHN MENNA AND VIRGINIA MENNA, DATED AUGUST 19, 1975 AND RECORDED OCTOBER 08, 1975 AS DOCUMENT 23249301 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

This property is NOT the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance, has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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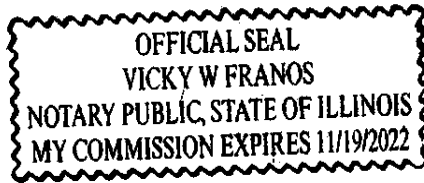
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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: [Signature]

Signature: 8-12-2022
Grantor or Agent

Subscribed and sworn to before me by the said ERIC W GARDNER this 12 day of AUGUST, 2022.



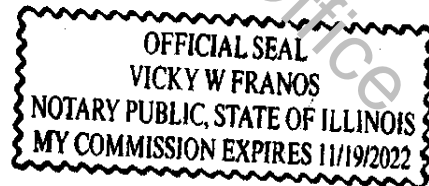
Notary Public [Signature]

The grantee or his/her agent affirms that, to the best of his/her 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: 08/12/2022

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said KARINA MARQUEZ this 12 day of AUGUST, 2022.



Notary Public [Signature]

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 Act.)