

UNOFFICIAL COPY

Doc#: 2227101013 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/28/2022 09:30 AM Pg: 1 of 6

Dec ID 20220901651223
ST/CO Stamp 1-843-033-680
City Stamp 0-213-481-040

QUITCLAIM DEED 220881011070

GRANTOR, WILLIAM BURKE AND DEBORAH BURKE, CO-TRUSTEES, of the WILLIAM AND DEBORAH BURKE TRUST dated January 29, 2013, as to 50% interest, and MATTHEW CANNON and KELSEY CANNON, husband and wife, as to 50% interest (herein, "Grantor"), whose address is 710 West Schubert Avenue Apartment B, Chicago, IL 60614, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, MATTHEW CANNON and KELSEY CANNON, husband and wife, and WILLIAM BURKE and DEBORAH BURKE, husband and wife, as tenants in common (herein, "Grantee"), whose address is 710 West Schubert Avenue Apartment B, Chicago, IL 60614, 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: 710 West Schubert Avenue
Apartment B, Chicago, IL 60614

Permanent Index Number: 14-28-300-048-1002

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. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

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

To have and to hold said premises forever.

Dated this 16 day of September, 2022.

When recorded return to:

MATTHEW CANNON
KELSEY CANNON
WILLIAM BURKE
DEBORAH BURKE
710 WEST SCHUBERT AVENUE
APARTMENT B
CHICAGO, IL 60614

Send subsequent tax bills to:

MATTHEW CANNON
KELSEY CANNON
WILLIAM BURKE
DEBORAH BURKE
710 WEST SCHUBERT AVENUE
APARTMENT B
CHICAGO, IL 60614

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

WILLIAM AND DEBORAH BURKE TRUST
dated January 29, 2013

William Burke
WILLIAM BURKE, Co-Trustee

STATE OF CA
COUNTY OF San Mateo

This instrument was acknowledged before me on 9-16-2022, by WILLIAM BURKE, Co-Trustee, under the WILLIAM AND DEBORAH BURKE TRUST dated January 29, 2013.

[Affix Notary Seal]

Notary signature: *[Signature]*
Printed name: Michael Baqleh
My commission expires: 09/13/2025

GRANTOR

WILLIAM AND DEBORAH BURKE TRUST
dated January 29, 2013

[Signature]
DEBORAH BURKE, Co-Trustee

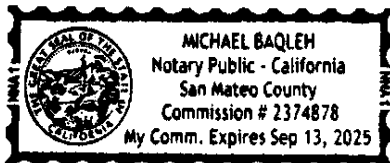


STATE OF CA
COUNTY OF San Mateo

This instrument was acknowledged before me on 9-16-2022, by DEBORAH BURKE, Co-Trustee, under the WILLIAM AND DEBORAH BURKE TRUST dated January 29, 2013.

[Affix Notary Seal]

Notary signature: *[Signature]*
Printed name: Michael Baqleh
My commission expires: Sept 13, 2025



UNOFFICIAL COPY

GRANTOR

Matthew Cannon
MATTHEW CANNON

STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me on 09/19/2022, by MATTHEW CANNON.

[Affix Notary Seal]

Notary Signature: [Signature]

Printed name: OLHA VRZHEZHEVSKA

My commission expires: 06/26/2023



GRANTOR

Kelsey Cannon
KELSEY CANNON

STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me on 09/19/2022, by KELSEY CANNON.

[Affix Notary Seal]

Notary Signature: [Signature]

Printed name: OLHA VRZHEZHEVSKA

My commission expires: 06/26/2023



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/51-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

Matthew Cannon Kelsey Cannon 09/19/2022
Signature of Buyer/Seller/Representative Date

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EXHIBIT A

[Legal Description]

UNIT B IN THE 710 WEST SCHUBERT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 27 IN BLOCK 1 IN THE SUBDIVISION OF OUTLOT "E" IN WRIGHTWOOD BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "1A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 26, 2000 AS DOCUMENT NUMBER 00472558; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS

This property constitutes 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

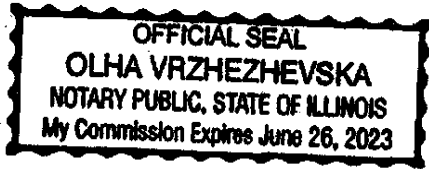
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 09/19/2022

Signature: *[Signature]*
Grantor or Agent

Subscribed and sworn to before me by the said GRANTORS this 19 day of SEPT. 2022.

Notary Public *[Signature]*



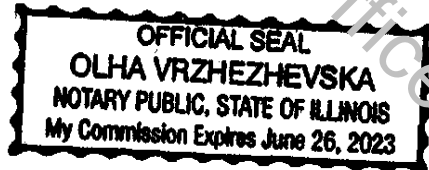
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 09/19/2022

Signature: *[Signature]*
Grantee or Agent

Subscribed and sworn to before me by the said GRANTEES this 19 day of SEPT. 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.)

UNOFFICIAL COPY

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: 9/16/2022

Signature: *William Burke*
Grantor or Agent

Subscribed and sworn to before me by the said William Burke this 16 day of September, 2022.

Notary Public *[Signature]*



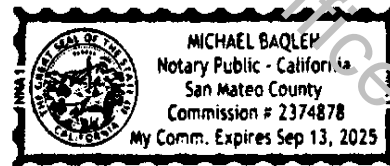
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 9/16/2022

Signature: *[Signature]*
Grantee or Agent

Subscribed and sworn to before me by the said Deborah Byrne this 16 day of Sept, 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.)