

# UNOFFICIAL COPY

Doc#: 2227601308 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/03/2022 02:35 PM Pg: 1 of 3

## QUIT CLAIM DEED

Dec ID 20221001655719  
ST/CO Stamp 2-111-852-112  
City Stamp 1-108-233-808

CTT  
A00125136LP

(Call) pm

GRANTOR, Nicholas Spencer and Connie Spencer, husband and wife of the Village of Western Springs, County of Cook State of Illinois, for and in consideration of ZERO and 00/100 Dollars (\$0.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, hereby CONVEYS AND QUIT CLAIMS to 4125 N. Ashland, LLC an Illinois limited liability company, the following described real estate situated in the County of Cook, State of Illinois to-wit:

THE SOUTH ½ OF LOT 18 IN BLOCK 6 IN ASHLAND'S ADDITION TO RAVENSWOOD, BEING A SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM THE PREMISES THAT PART LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 17 CONDEMNED FOR THE WIDENING OF NORTH ASHLAND AVENUE), IN COOK COUNTY ILLINOIS.

PIN: 14-17-308-012-0000  
Address: 4125 N. Ashland, Chicago, IL 60613

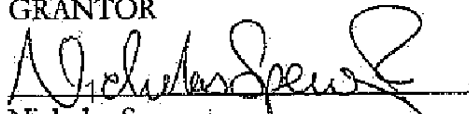
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining;

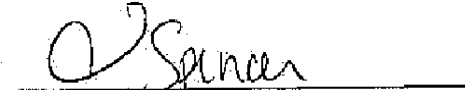
SUBJECT TO: any and all matters of record, including mortgages, liens, taxes, assessments, easements, oil and mineral reservations and leases, if any, rights of way.

TO HAVE AND TO HOLD said premises forever.

Dated THIS 23 DAY OF September 2022.

GRANTOR

  
Nicholas Spencer

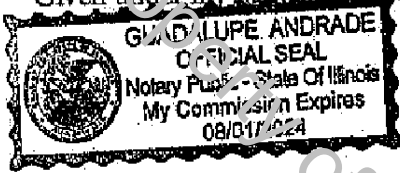
  
Connie Spencer

# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that the above named person(s) 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 he/she/they signed sealed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal dated THIS 23 DAY OF Sept, 2022



*[Handwritten Signature]*

(SEAL)

This document prepared by: EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: 9/23/2022

Date: 9.23.2022

Grantor  
*Nicholas Spencer*  
Nicholas Spencer

*Connie Spencer*  
Connie Spencer

Mail After Recording and Future Tax Bills to:

*Connie Spencer*  
5212 Grand Ave.  
Western Springs, IL 60558

Prepared by  
*Connie Spencer*  
5212 Grand Ave.  
Western Springs, IL 60558

Of Cook County Clerk's Office

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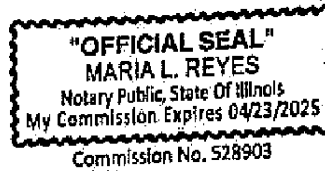
## STATEMENT BY GRANTOR AND GRANTEE

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 and hold title to real estate under the laws of the State of Illinois.

Dated 10.3.2022, Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said Connie L. Spencer  
this 3rd day of October  
2022

[Signature]  
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 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 10.3.2022, Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said Connie L. Spencer  
this 3rd day of October  
2022

[Signature]  
Notary Public



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]