

UNOFFICIAL COPY

Doc#. 2233647140 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/02/2022 12:06 PM Pg: 1 of 3

ILLINOIS STATUTORY QUIT CLAIM DEED

Dec ID 20221101688698
ST/CO Stamp 0-188-110-160
City Stamp 1-932-940-624

MAIL TO:

Julie Lipkin
2942 W. Wilson Avenue
Chicago, Illinois 60625

SEND TAX BILL TO:

Julie Lipkin
2942 W. Wilson Avenue
Chicago, Illinois 60625

THE GRANTOR, Julie Lipkin, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten Dollars and no cents and other good and valuable consideration in hand paid, does hereby **CONVEYS, RELEASES, AND QUIT CLAIMS** to Julie Lipkin and Verne Allen Peterson, as joint tenants and not as tenants in common, of the City of Chicago, County of Cook, State of Illinois, all the following right, interest, and claim which Grantor has in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Lot 26 and the West ½ of Lot 27 in Block 45 in Ravenswood Manor, Being a Subdivision of Part of the North ½ of Section 13, Township 40 North, Range 13, 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.

Permanent Index Number: 13-13-114-023-0000

Address of Real Estate: 2942 W. Wilson Avenue, Chicago, Illinois 60625

First American Title
File # 3150408-Accom
Accommodation recording only;
document not reviewed and
no insurance provided


Signature of Grantor
Julie Lipkin

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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 Julie Lipkin, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act. Given under my hand and official seal, this 14 day of November, 2022.



Linda J. O'Brien
NOTARY PUBLIC

This transaction is exempt under the provisions of Paragraph E, Section 4 of the Real Estate Transfer Tax Act.

Date: November 14, 2022

Julie Lipkin
Signature of Seller/Grantor

This instrument was prepared by:
Linda O'Brien, Attorney at Law
800 E. Northwest Highway,
Palatine, Illinois 60074

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 11 | 14 | 2022

SIGNATURE: Julie Lipkin
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Linda J. OBrien

By the said (Name of Grantor): Julie Lipkin

On this date of: 11 | 14 | 2022

NOTARY SIGNATURE: Linda J. OBrien

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: 11 | 14 | 2022

SIGNATURE: Julie Lipkin
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

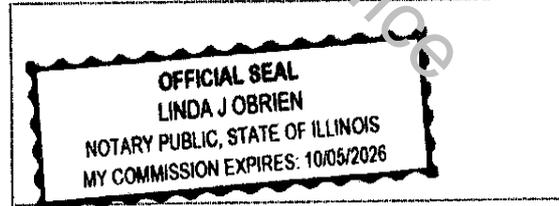
Subscribed and sworn to before me, Name of Notary Public: Linda J. OBrien

By the said (Name of Grantee): Julie Lipkin

On this date of: 11 | 14 | 2022

NOTARY SIGNATURE: Linda J. OBrien

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)