

UNOFFICIAL COPY



This instrument prepared by:

Patrick D. Owens
Robbins Di Monte, Ltd.
216 W. Higgins Road
Park Ridge, IL 60068

Doc# 2304722032 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/16/2023 12:04 PM PG: 1 OF 3

Mail future tax bills to:

Martha Wacaser
5326 N. Natchez Avenue
Chicago, Illinois 60656

Mail this recorded instrument to:

Patrick D. Owens
Robbins Di Monte, Ltd.
216 W. Higgins Road
Park Ridge, IL 60068

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH, that the Grantor, GARY A. EVANS, a married man, of 130 S. West Street, Galena, IL 61036, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS unto MARTHA WACASER, a single woman, of 5326 N. Natchez Avenue, Chicago, Illinois 60656, all interest in the following described real estate situated in the County of Cook and State of Illinois, to wit:

Legal Description

LOT 11 IN BLOCK 2 IN WALTER G. MCINTOSH'S FOSTER AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-07-220-031-0000

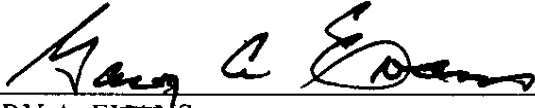
Street Address: 5326 N. Natchez Avenue, Chicago, Illinois 60656

THIS IS NOT HOMESTEAD PROPERTY.

SUBJECT TO: All covenants, conditions, and restrictions of record, including real estate taxes not yet due and payable.

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DATED this: 17th day of January, 2023

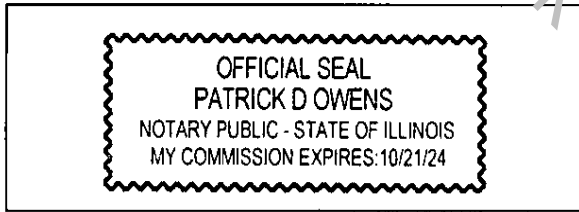


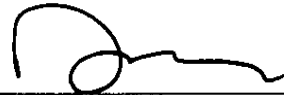
GARY A. EVANS

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 GARY A. EVANS, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 17th day of January, 2023.






Notary Public

My commission expires on _____.

Exempt under provisions of Paragraph (e), Section 31-45, Real Estate Transfer Tax Law.



1/17/23



REAL ESTATE TRANSFER TAX		16-Feb-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-07-220-031-0000 | 20230201653760 | 0-974-663-504

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		16-Feb-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-07-220-031-0000 | 20230201653760 | 1-393-373-008

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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: 02 | 10 | 2023

SIGNATURE: [Signature]
GRANTOR or AGENT

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

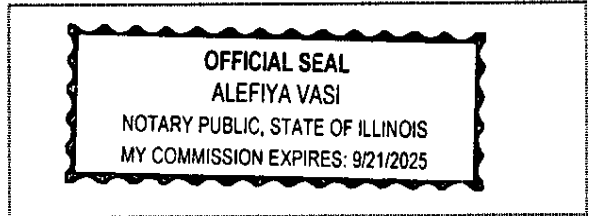
Subscribed and sworn to before me, Name of Notary Public: Alefiya Vasi

By the said (Name of Grantor): Gary A. Evans

On this date of: 02 | 10 | 2023

NOTARY SIGNATURE: [Signature]

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: 02 | 10 | 2023

SIGNATURE: [Signature]
GRANTEE or AGENT

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

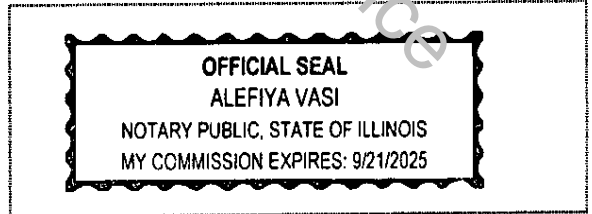
Subscribed and sworn to before me, Name of Notary Public: Alefiya Vasi

By the said (Name of Grantee): Martha Wacaser

On this date of: 02 | 10 | 2023

NOTARY SIGNATURE: [Signature]

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)**)