

UNOFFICIAL COPY

Doc#: 2305406099 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/23/2023 10:54 AM Pg: 1 of 3
Dec ID 20230201656710
City Stamp 0-552-582-992

Prepared By:
LARRY A. WHITNEY, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
2805 CROW VALLEY TRAIL
PLANO, TX 75023

Recording Requested By/Return to:
LAWRENCE GARDNER AND TONJA CONIC
205 N LOREL AVENUE
CHICAGO, IL 60644

FOR RECORDER'S USE ONLY

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 06 day of DECEMBER, 2022, by first party **LAWRENCE D GARDNER ALSO KNOWN AS LAWRENCE GARDNER**, to second party, **LAWRENCE GARDNER AND TONJA CONIC, HUSBAND AND WIFE, NOT IN TENANCY IN COMMON BUT IN JOINT TENANCY** of 205 N LOREL AVENUE, CHICAGO, IL 60644.

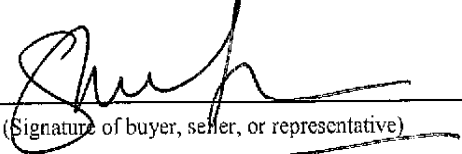
WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby convey and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described real estate in the County of COOK, State of Illinois, to-wit:

LOT 20 IN BLOCK 2 IN THE SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY.

APN: 16-09-311-010-0000

PROPERTY ADDRESS: 205 N LOREL AVENUE, CHICAGO, IL 60644

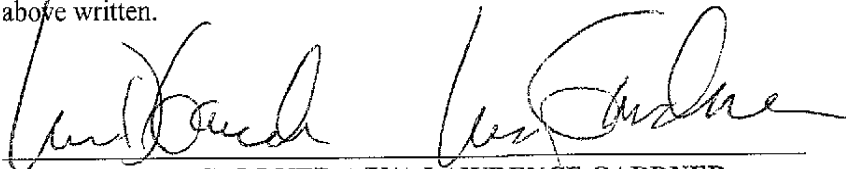
EXEMPT FROM TRANSFER TAX: CODE NUMBER (35ILCS 200-31-45) F

X 
(Signature of buyer, seller, or representative)

12/6/22
(Date)

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IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.



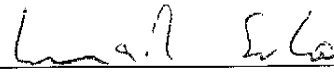
LAWRENCE D GARDNER A/K/A LAWRENCE GARDNER

STATE OF ILLINOIS)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **LAWRENCE D GARDNER A/K/A LAWRENCE GARDNER** 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 the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal this date, 12/06/2022.


(seal)




Notary Public
My Commission Expires: 12/1/2024

Send Tax Bills to: LAWRENCE GARDNER AND TONJA CONIC, 205 N LOREL AVENUE, CHICAGO, IL 60644

No title search was performed on the subject property by the preparer. The preparer of this instrument makes no representation as to the accuracy of the legal description, the status of the title nor property use or any zoning regulations concerning the described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

REAL ESTATE TRANSFER TAX		22-Feb-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00*

16-09-311-010-0000 | 20230201656710 | 0-552-582-992
* Total does not include any applicable penalty or interest due.

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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 land trust is either a natural person, and 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 Nov 9, 2021

Michele Baldwin
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Agent
this 9 day of November
2021

Commonwealth of Pennsylvania - Notary Seal
Shawna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1202568
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC [Signature]

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 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.

Date Nov 9, 2021

Michel Baldwin
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Agent
This 9 day of November
2021

NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

Commonwealth of Pennsylvania - Notary Seal
Shawna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1202568
Member, Pennsylvania Association of Notaries

FSS-019264