



\*2316415039D\*

Doc# 2316415039 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/13/2023 03:33 PM PG: 1 OF 3

THE GRANTOR(S)

Daniel M. Moulton, a married person and  
Christine Cotter, a married person

of the City of Chicago County of Cook, State of  
Illinois for and in consideration of Ten and no/100's (\$10.00) DOLLARS, in hand paid, CONVEY(S) and QUIT  
CLAIM(S) to

Christine Cotter, a married person, 10159 S. Washtenaw, Chicago, IL 60655

(NAMES AND ADDRESS OF GRANTEES)

all interest in the following described real Estate situated in the County of Cook in the State of Illinois, to wit: (See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.\* TO HAVE AND TO HOLD said premises, FOREVER.

Permanent Index Number (PIN): 24-12-421-017-0000

Address(es) of Real Estate: 10159 S. Washtenaw, Chicago, IL 60655

DATED this 1 day of SEPT, 2021

[Signature]  
Daniel M. Moulton

(SEAL)

[Signature]  
Christine Cotter

(SEAL)

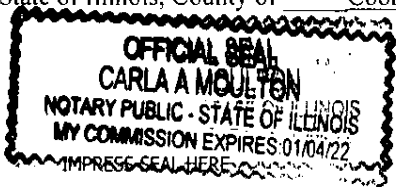
PLEASE PRINT OR  
TYPE NAME(S)  
BELOW  
SIGNATURE(S)

(SEAL)

(SEAL)

State of Illinois, County of Cook

ss. I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Daniel M. Moulton and Christine Cotter, personally known to me to be the same person, whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.



Given under my hand and official seal, this 9th day of September 2021

Commission expires 01/04 2021 Carla A. Moulton  
Notary Public

This instrument was prepared by: Daniel Moulton, 10150 S. Western, Rear, Chicago, IL 60643  
Name and Address

If Grantor is also Grantee you may want to strike Release and Waiver of Homestead Rights.


# UNOFFICIAL COPY

*Legal Description*

Of premises commonly known as:


10159 S. Washtenaw, Chicago, IL 60655



Lot 17 in Block 12 in Beverly Ridge Subdivision, being a subdivision in the Southeast ¼ of Section 12, Township 37 North, Range 13 east of the Third Principal Meridian, in Cook County, IL

REAL ESTATE TRANSFER TAX		13-Jun-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

24-12-421-017-0000 | 20230601637139 | 0-042-018-512

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

Exempt under Real Estate Transfer Tax Law 30 ILCS 200/81-45  
 sub par. 2 and Cook County Ord. 93-0-27 par. 4  
 Date 6/23/23 Sign. 

REAL ESTATE TRANSFER TAX		3-Jun-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

24-12-421-017-0000 | 20230601637139 | 1-728-792-272

### SEND SUBSEQUENT TAX BILLS TO:

**MAIL TO:** {  
Christine Cotter  
 (Name)  
10159 S. Washtenaw  
 (Address)  
Chicago, IL 60655  
 (City, State and Zip)

Christine Cotter  
 (Name)  
10159 S. Washtenaw  
 (Address)  
Chicago, IL 60655  
 (City, State and Zip)

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

# UNOFFICIAL COPY

## 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: 9 | 9 | 2021

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:

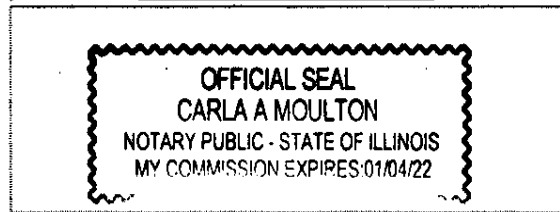
Carla Moulton

By the said (Name of Grantor): Daniel M. Moulton

AFFIX NOTARY STAMP BELOW

On this date of: 09 | 09 | 2021

NOTARY SIGNATURE: Carla A Moulton



### 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: 9 | 9 | 2021

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:

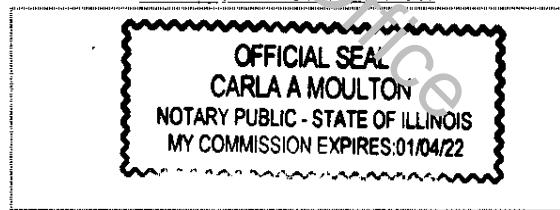
Carla Moulton

By the said (Name of Grantee): Christine Cotter

AFFIX NOTARY STAMP BELOW

On this date of: 09 | 09 | 2021

NOTARY SIGNATURE: Carla A Moulton



### 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)**