

# UNOFFICIAL COPY

## QUIT CLAIM DEED

Doc#: 2317228306 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/21/2023 02:18 PM Pg: 1 of 3

Dec ID 20230501634667  
ST/CO Stamp 0-495-450-832 ST Tax \$22.00 CO Tax \$11.00  
City Stamp 1-653-475-024 City Tax: \$242.62

### MAIL TO:

Andrew J. Yeager  
1340 North Astor Street, #1108  
Chicago, IL 60610

### NAME & ADDRESS OF TAXPAYER

Andrew J. Yeager  
1340 North Astor Street, #1108  
Chicago, IL 60610

GRANTOR(S), Andrew J. Yeager, divorced, not since remarried and not a party to a civil union, and Shannon O. Yeager, divorced and not since remarried and not a party to a civil union, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to the GRANTEE, Andrew J. Yeager, divorced and not since remarried and not a party to a civil union of 1340 North Astor Street, #1108, Chicago, Illinois 60610 all interest in the following described real estate situated in Cook County and State of Illinois, to wit:

UNIT NO. 3-B IN 2020 LINCOLN PARK WEST CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS AND PARTS OF LOTS IN KUHN'S SUBDIVISION OF THE EAST 1/2 OF LOT 7 IN BLOCK 31 IN CANAL TRUSTEES' SUBDIVISION AND IN JACOB REHM'S SUBDIVISION OF CERTAIN LOTS IN KUHN'S SUBDIVISION AFORESAID, TOGETHER WITH CERTAIN PARTS OF VACATED ALLEYS ADJOINING CERTAIN OF SAID LOTS, ALL IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25750909 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index No.(s): 14-33-208-028-1017  
Property Address: 2020 N. Lincoln Park West, 3B, Chicago, IL 60614

### SUBJECT TO:

(1) General real estate taxes for the year 2023 and subsequent years. (2) Covenants, conditions and restrictions of record, and building lines and easements, if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this X 15<sup>th</sup> day of X May, 2023.

X Andrew J. Yeager  
Andrew J. Yeager

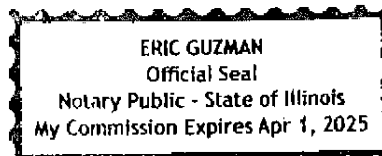
STATE OF X Illinois COUNTY OF X Cook ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify, that Andrew J. Yeager, divorced, not since remarried and not party to a civil union, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and individually and jointly acknowledged that he/she/they signed 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 notarial seal, this X 15<sup>th</sup> day of May, 2023.

X [Signature]  
Notary Public

My commission expires X 4-1-25



PROPER TITLE, LLC

# UNOFFICIAL COPY

DATED this X 15<sup>th</sup> day of X May, 2023.

X Shannon O. Yeager  
Shannon O. Yeager

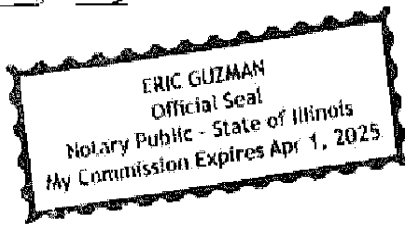
STATE OF X Illinois COUNTY OF X Cook ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify, that Shannon O. Yeager, divorced, not since remarried and not party to a civil union, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and individually and jointly acknowledged that he/she/they signed 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 notarial seal, this X 15<sup>th</sup> day of May, 2023

X [Signature]  
Notary Public

My commission expires X 9-1-25



COUNTY - ILLINOIS TRANSFER STAMPS  
Exempt Under Provision of  
Paragraph E, Section 4,  
Real Estate Transfer Act  
Date: X 6-1-23  
Signature: X [Signature]

Prepared by:  
Diaz Anselmo & Associates LLC  
1771 W. Diehl Ste 120  
Naperville, IL 60563

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: August 13, 2021

SIGNATURE: Shannon Yeager  
GRANTOR or AGENT

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

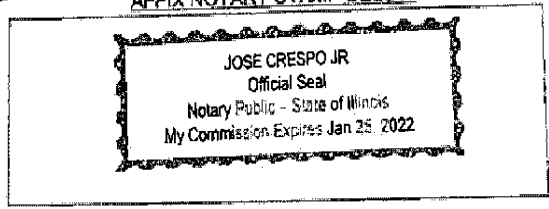
Subscribed and sworn to before me, Name of Notary Public: JOSE CRESPO JR

By the said (Name of Grantor): SHANNON O YEAGER

On this date of: 13th AUGUST, 2021

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: 8 13, 20

SIGNATURE: Andrew Yeager  
GRANTEE or AGENT

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

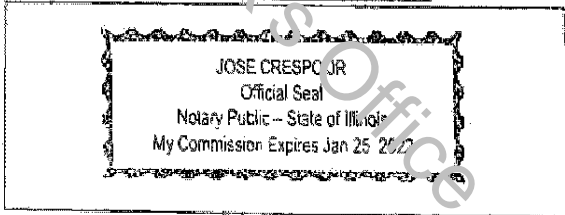
Subscribed and sworn to before me, Name of Notary Public: JOSE CRESPO JR

By the said (Name of Grantee): ANDREW YEAGER

On this date of: 13th AUGUST, 2021

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)