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QUIT CLAIM DEED
Statutory (IL 5/1/95)
(Individual to Individual)

Doc# 2401915001 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/19/2024 10:06 AM PG: 1 OF 3

THE GRANTOR, JOHN BUSCHER, of
4027 North Avers Avenue, Chicago, Illinois,
60618, County of Cook, husband of RHEA
FLANAGAN, for the consideration of Ten and
00/100 Dollars (\$10.00), and for such other
and further consideration in hand paid,

CONVEYS and QUIT CLAIMS TO

RHEA FLANAGAN, 4027 N. AVERS AVENUE, CHICAGO, ILLINOIS 60618

(name 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:

**The South 14 and 1/2 feet of Lot 11, and all of Lot 12 in Block 30 of William B. Walker's
Subdivision of Blocks 1 to 31, inclusive of W.B. Walker's Addition to Chicago, in the
Southwest 1/4 of Section 14, 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.

**EXEMPT UNDER PROVISIONS OF PARAGRAPH E REAL ESTATE TRANSFER TAX ACT, SECTION
4, PARAGRAPH E, AND COOK COUNTY ORDINANCE 95104, PARAGRAPH 6.**

Permanent Real Estate Index Number(s): 13-14-329-009-0000

Address(s) of Real Estate: 4027 N. Avers Avenue, Chicago, Illinois 60618

Dated: 11/10, 2023

RHEA FLANAGAN

JOHN BUSCHER

REAL ESTATE TRANSFER TAX		19-Jan-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-14-329-009-0000 | 20240101614864 | 0-138-253-360

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

REAL ESTATE TRANSFER TAX		19-Jan-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-14-329-009-0000 | 20240101614864 | 1-160-434-736

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This instrument was prepared by JESSICA SINDEL of ANDERSON & BOBACK, LLC., Attorney at Law, whose office is located at 20 N. Clark St., Ste. 3300, Chicago, Illinois 60602.

MAIL TO:
RHEA FLANAGAN
4027 N. AVERS AVE.
CHICAGO, ILLINOIS 60618

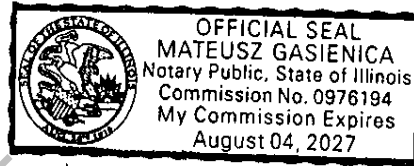
SEND SUBSEQUENT TAX BILLS TO:
RHEA FLANAGAN
4027 N. AVERS AVE.
CHICAGO, ILLINOIS 60618

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 RHEA FLANAGAN, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 10th day of November, 2023.

Mateusz Gasienica
Notary Public

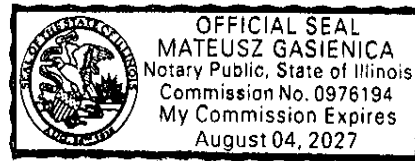


State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN BUSCHER, 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, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 10th day of November, 2023.

Mateusz Gasienica
Notary Public



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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: Dec 17, 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:

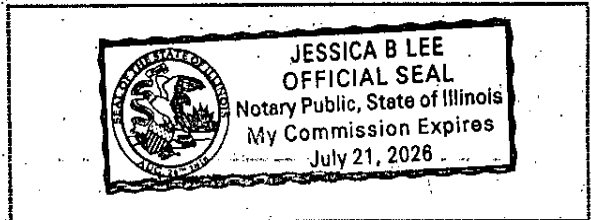
By the said (Name of Grantor): John Buschner

On this date of: 12 | 17 | 2023

NOTARY SIGNATURE: [Signature]

Jessica Lee

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: 12 | 17 | 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:

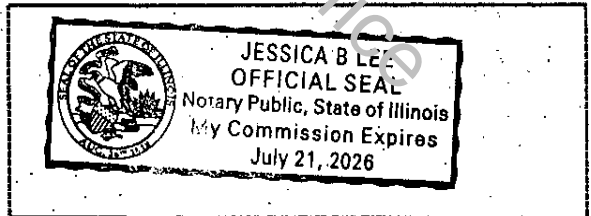
By the said (Name of Grantee): Rhea Flanagan

On this date of: 12 | 17 | 2023

NOTARY SIGNATURE: [Signature]

Jessica Lee

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)**