

UNOFFICIAL COPY



Doc#: 0724811039 Fee: \$54.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/05/2007 11:10 AM Pg: 1 of 4

**QUIT CLAIM  
DEED**

WITNESSETH, Lena Durkins, an unmarried person, of 18921 Loretto, Country Club Hills, IL 60478 and Emma Jones and Fannie Durkins, both unmarried, of 4311 188<sup>th</sup> Place, Country Club Hills, IL 60478, that for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, do hereby CONVEYS and QUIT CLAIMS to Emma Jones and Fannie Durkins, as joint tenants, of 4311 188<sup>th</sup> Place, Country Club Hills, IL 60478, all right, title and interest in the following described real estate, being situated in Cook County, Illinois and legally described as follows, to-wit:

LOT 10 IN TIERRA GRANDE UNIT 3 BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 35, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index Number 31-03-412-004-0000 (Volume number 178)

Commonly known as 4311 188<sup>th</sup> Place, Country Club Hills, IL 60478

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

Subject to covenants, restrictions, easements and building lines of record.

DATED this 23 day of August, 2007

Emma Jones  
Emma Jones

Lena Durkins  
Lena Durkins

Fannie Durkins  
Fannie Durkins

8/23/07  
CITY OF COUNTRY CLUB HILLS  
EXEMPT  
REAL ESTATE TRANSFER TAX

STEWART TITLE OF ILLINOIS  
2 N. LaSalle Street  
Suite 625  
Chicago, IL 60602  
312-849-4243

166  
2  
J

STEWART TITLE OF ILLINOIS  
2 N. LaSalle Street  
Suite 625  
Chicago, IL 60602  
312-849-4243

53329 1/2

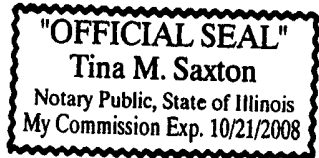
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(State of IL)

(County of Wab) ss.

I, Tina M. Saxton, a Notary Public in and for said County and State aforesaid, Do Hereby Certify that Emma Jones and Fannie Durkins and Lena Durkins, all unmarried, who are the same person(s) whose name(s) is 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 8/23/07 day of August, 2007.  
Tina M. Saxton  
Notary Public



This instrument was prepared by:  
Emma Jones  
4311 188<sup>th</sup> Place  
Country Club Hills, IL 60478

send Subsequent Tax Bills  
and return to: same as above

“EXEMPT” UNDER PROVISIONS OF PARAGRAPH F, SECTION 4 REAL ESTATE  
TRANSFER TAX ACT

Date 8/23/07  
Tina M. Saxton  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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 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 TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE ILLINOIS.

Dated 8/23/07

SIGNATURE Lera W. [Signature]  
Grantor or Agent

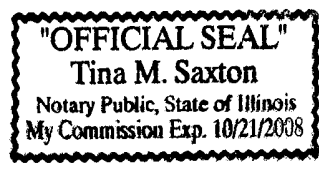
Subscribed and sworn to before  
me by the said [Signature]  
this 23 (th) day of August, 2007  
Notary Public [Signature]

THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES 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 , 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: 8/23/07

SIGNATURE Fannie [Signature]  
Grantee or Agent

Subscribed and sworn to before  
me by the said [Signature]  
this 23 (th) day of August, 2007  
Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

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## CITY OF COUNTRY CLUB HILLS

### REAL ESTATE TRANSFER TAX

( ) DECLARATION (X) EXEMPTION

**Instructions:**

- 1) This form must be filled out completely, signed by at least one of the grantees (buyers), signed by at least one of the grantors (sellers), and presented to the City Clerk at the time of purchase of a real estate transfer stamp as required by the City of Country Club Hills Real Estate Transfer Tax Ordinance. The stamp must be affixed to the deed, and this form attached, when the title is recorded.
- 2) The full actual amount of consideration of the transaction is the amount upon which the tax is to be computed. Both the full actual consideration of the transaction and the amount of the transfer stamp required must be stated on the declaration. A copy of the sales contract must be issued along with the signed declaration.
- 3) A transfer stamp may not be issued unless all water and sewer charges have been paid, in full, any outstanding wet and/or debris liens or Housing Court Judgement Liens are paid, in full, and a Certificate of Occupancy has been issued for all residential housing property.
- 4) The transfer tax payment must be made by cash, certified check, cashier's check, money order or attorney's check.
- 5) For additional information, please call: City Hall, 708-798-2616, Monday-Friday, 8:00 a.m. to 5:00 p.m.

Address of Property 4311 188th Pl.

Property Index No. 31-03-412-004-0000

Date of Deed Quit Claim Type of Deed 8/27/07

Full Actual Consideration (include amount of mortgage and value of liabilities assumed) \$           

Amount of Tax (\$5.00 per \$1,000) \$           

Note: The City of Country Club Hills Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are printed on the reverse side of this form. To claim one of these exemptions, complete the appropriate blanks below.

I hereby declare that this transaction is exempt from taxation under the City of Country Club Hills Real Estate Transfer Tax Ordinance by paragraph (s)           

Explanation of exemption claimed:           

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

GRANTOR (seller): Lena Durkin  
Name and address (please print)           

Signature Lena Durkin Date Aug. 27, 07

GRANTEE (buyer): Emma Jones and Fannie Durkin  
Name and address (please print)           

Signature Emma Jones Date Aug. 27, 07