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Doc#: 1421816059 Fee: \$68.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 08/06/2014 03:22 PM Pg: 1 of 16

Prepared By. Daniel Morris, Esq., Deeds on Demand, PC 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Timios, inc. Mail Tax Statement to:

5716 Corsa Ave., Suite 102 Westlake Village, CA 91362

5716 Carse Are., Suite 102 Return to:

Westlake Ville de CA 91362

Permanent Real Estate Index Number: 25-09-428-018-0000

QUITCLAIM DEED

LEE PHILLIPS, Heir of the Estate of LUTRELL PHILLIPS, deceased, CAROLYN WILLIAMS, Heir of the Estate of LUTRELL PHILLIPS, deceased, SHIRLEY WILLIAMS, Heir of the Estate of LUTRELL PHILLIPS, decessed, GLORICE SMITH, Heir of the Estate of LUTRELL PHILLIPS, deceased, KENNETH PHILLIPS, Heir of the Estate of LUTRELL PHILLIPS, deceased, DEBRA PHILLIPS, Heir of the Estate of LUTRELL PHILLIPS, deceased, and LEE PHILLIPS, Heir of the Estate of GIRTIE PHILLIPS, deceased, CAROLYN WILLIAMS, Heir of the Estate of GIRTIE PHILLIPS, SPIRLEY WILLIAMS, Heir of the Estate of GIRTIE PHILLIPS, GLORICE SMITH, Heir of the Estate of GIRTIE PHILLIPS, KENNETH PHILLIPS, Heir of the Estate of GIRTIE PHILLIPS, DEBRA PHILLIPS, Heir of the Estate of GIRTIE PHILLIPS, and DEBRA A. PHILLIPS, single, whose mailing address is 10204 South Perry Avenue, Chicago, IL 60628-2039 (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 (\$10.00), and other good and valuable consideration, does hereby CONVEY and QUITCLAIM unto DEBRA A. PHILLIPS, single, in ee simple, whose address is 10204 South Perry Avenue, Chicago, IL 60628-2039, hereinafter, "Crantce", the following described real estate situated in the County of Cook, in the State of Illino's, to-wit:

Lot 2 and the North 1/2 of Lot 3 in Block 3 in Cottage Grove Addition to Roseland, being a subdivision of Block 16 and the East 1/2 of Block 17 and Lot 1 and the East 1/2 of Lot 3 in Block 26 of Fernwood, being a resubdivision of the Southeast 1/4 of Section 9, Township 37 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

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Being the same property conveyed to Lutrell Phillips married to Girtie B. Phillips, and Debra A. Phillips, a single woman, not presently married by deed from Valerie Pulliam, being married to Clinton Pulliam, dated 07/21/2005 and recorded 08/11/2005 in Deed Document Number 0522320021, in the Office of the Cook County Recorder, State of Illinois. The said Lutrell Phillips departed this life July 13, 2009. The said Girtie B. Phillips also known as Girtie Phillips departed this life December 17, 2011.

Property Address: 10204 South Perry Avenue, Chicago, IL 60628-2039

This conveyance made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, this deed	l was execu	ted by the Grantor, this	the $\langle \rho \rangle$ d	av
$-\Lambda peril_{-20/4}$, ,	<u> </u>	u.y
LEE PHILLIPS, Heir				
of the Estate of LUTRELL PHILL(P	S, deceased	1		
By: LEE PHILLIPS, Heir	(Seal)	City of Chicago Dept of Finance		Real Estate Transfer
STATE OF ILLINOIS	}	667336 5/29/2014 8:31		Stamp \$0.00
COUNTY OF COCK)) age		W. T. D.	Ф О. ОО
COUNTY OF COUNTY	} ss:	dr00198	Ва	tch 8,129,425

I, the undersigned, a Notary Public in and of said County, in the Sate aforesaid, DO HEREBY CERTIFY THAT, LEE PHILLIPS, Heir of the Estate of LUTRELL PLILLIPS, deceased, is 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 said instrument as her free and voluntary act, for the purposes therein sea forth.

Given under my hand and notarial seal, this day of April 6 2014

Notary Public

My Commission expires: 10-10-2014

OFFICIAL SEAL KIMBERLY D ARNOLD Notary Public - State of Illinois My Commission Expires Oct 10, 2016

Prepared by Deeds on Demand, PC

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Exempt under provisions of Paragraph £	Section 4, Real Estate Transfer Act
Date: 4-6-14 Signature of Grantor: LEE PHILLIPS, Heir	
of the Estate of LUTRELL F	'HILLIPS, deceased
CAROLYN WILLIAMS, Heir of the Estate of LUTRELL PHILLIPS, deceased	
By: (auly) f. Williams (Seal) CAROLYN WILLIAMS, Heir	
STATE OF ILLINOIS COUNTY OF COCK Ss:	
I, the undersigned, a Notary Public in and of said County, in CERTIFY THAT, CAROLYN WILLIAMS, Heir of the Est deceased, is personally known to me to be the same person foregoing instrument, appeared before me this day in person sealed and delivered said instrument as her free and voluntation.	state of CUTRELL PHILLIPS, whose name, is subscribed to the n, and acknowledged that she signed
Given under my hand and notarial seal, this day of	oril 4,2044.
Linustry Odrige O	OFFICIAL SEAL

Prepared by Deeds on Demand, PC

Notary Public

My Commission expires: 10-16-2016

KIMBERLY D ARNOLD

Notary Public - State of Illinois

My Commission Expires Oct 19, 2016

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Exempt under provisions of	Paragraph	Section 4, Real Estate Transfer Act.
Date: 4/6//9 Signature of Grantor:	Carryn J. Wi	
	CAROLYN/WILLIA	
DOOP THE	of the Estate of LU11	RELL PHILLIPS, deceased
SHIRLEY WILLIAMS, Heir of the Estate of LUTRELL P		
By: Shirley Whliams,	<u>Licius</u> (Seal) Heir	
STATE OF ILLINOIS COUNTY OF	} } ss:	
CERTIFY THAT, SHIRLEY deceased, is personally know foregoing instrument, appear	WILLIAMS, Heir of the me to be the same the before me this day in	county, in the State aforesaid, DO HEREBY the Estate of LUTRELL PHILLIPS, e person whose name is subscribed to the in person, and acknowledged that she signed, I voluntary act, for the purposes therein set
Given under my hand and no	tarial seal, this day of	Hpril 6, 20,14
Notary Public My Commission expires: 1	Well	OFFICIAL SEAL KIMBERLY D ARNOLD Notary Public - State of Illinois My Commission Expires Oct 10, 2016
	•	

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Exempt under provisions of Paragraph Section 4, Real Estate Transfer Act.
Date: 4/6/14 Signature of Grantor: SHIRLEY WILLIAMS, Heir of the Estate of LUTRELL PHILLIPS, deceased
GLORICE SMITH, Heir
of the Estate of LUTRELL PHILL IPS, deceased
By: Hour Smoot (Seal) GLORICE SMITH, Heir
STATE OF ILLINOIS } COUNTY OF CCC } ss:
I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, GLORICE SMITH, Heir of the Estate of LUTREL! PHILLIPS, deceased, is 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 said instrument as her free and voluntary act, for the purposes therein sectorth.
Given under my hand and notarial seal, this day of April Lo 2014
Notary Public My Commission expires: 10-10-36/14 My Commission Expires Oct 10, 2016
Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462, 757-321-6936.

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Exempt under provisions of Paragraph	Section 4, Real Estate Transfer Act.
Date: 4-6-14 Signature of Grantor: GLORICE SMITH, He	
of the Estate of LUTR	ELL PHILLIPS, deceased
KENNETH PHILLIPS, Heir of the Estate of LUTRELL PHILLIPS, deceased	
By: Meir Meir (Soil) KENNETH PHILLIPS, Heir	
STATE OF ILLINOIS } COUNTY OF (CO) } ss:	
I, the undersigned, a Notary Public in and of said Co CERTIFY THAT, KENNETH PHILLIPS, Heir of the deceased, is personally known to me to be the same proregoing instrument, appeared before me this day in sealed and delivered said instrument as her free and forth.	person whose name is subscribed to the person, and acknowledged that she signed,
Given under my hand and notarial seal, this day of _	HPTI 6 ,2014.
Notary Public My Commission expires: 10-10-5010	OFFICIAL SEAL KIMBERLY D ARNOLD Notary Public - State of Illinois My Commission Expires Oct 10, 2016

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936. The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property

and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. Order # 03-2194.

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Exempt under provisions of Paragra	ph E	Section 4, Real Estate Transfer Act.
Date: // Garantor: KENN	an the Phillips, He	ir
of the	Estate of LUTRELL	PHILLIPS, deceased
DEBRA PHILLIPS, Heir		
of the Estate of LUTRELL PHILLIP	PS deceased	
By: M. J. J. J. J. DEBRA PHILLIPS, Heir	(Sea!)	
STATE OF ILLINOIS COUNTY OF COUNTY	} ss:	ž_
personally known to me to be the sar	PS, Heir of the Estate ne person whose nam day in person, and acl	knowledged that she signed sealed and
Given under my hand and notarial se	al, this day of	Pril 6 2014.
Notary Public My Commission expires: 10-10-6	2016	OFFICIAL SEAL KIMBERLY D ARNOLD Notary Public - State of Illinois My Commission Expires Oct 10, 2016

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Exempt under provisions of Paragraph	oh t	Section 4, Real Estate Transfer Act.
	A PHILLIPS, Heir Estate of LUTRELL PH	IILLIPS, deceased
LEE PHILLIPS, Heir of the Estate of GIRTIE PHILLIPS,	deceased	
By: LEE PHILLIPS, Heir	(Seal)	
STATE OF ILLINOIS COUNTY OF	} ss:	
I, the undersigned, a Notary Public in CERTIFY THAT, LEE PHILLIPS, I personally known to me to be the san instrument, appeared before me this of delivered said instrument as her free	Heir of the Estate of GIF ne person whose name i lay in person, and ackno	RTIE PHILLIPS, deceased, is subscribed to the foregoing owledged that she signed, sealed and
Given under my hand and notarial sea	al, this day of A	-il le ,0,14.
Notary Public My Commission expires: 10-10-3	2014 My C	OFFICIAL SEAL KIMBERLY D ARNOLD otary Public - State of Illinois ommission Excires Oct 10, 2016
Prej 5029 Corporate Woods Drive	pared by Deeds on Demand,	PC

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Exempt under provisions of Paragraph <u>E</u>	Section 4, Real Estate Transfer Act.
Date: 4-6-14 Signature of Grantor: LEE PHILLIPS, Heir of the Estate of GIRTIE I	PHILLIPS, deceased
CAROLYN WILLIAMS, Heir of the Estate of GIRTIE PHILLIFS, deceased By: CAROLYN WILLIAMS, Heir (Seal)	
STATE OF ILLINOIS Ss:	
I, the undersigned, a Notary Public in and of said Count CERTIFY THAT, CAROLYN WILLIAMS, Heir of the is personally known to me to be the same person whose instrument, appeared before me this day in person, and delivered said instrument as her free and voluntary act,	e Estate of GIP TIF PHILLIPS, deceased, name is subscrib to the foregoing acknowledged that she signed, sealed and
Given under my hand and notarial seal, this day of	April 4 ,2014.
King lage King (OFFICIAL SEAL KIMBERLY D ARNOLD Motary Public State

Prepared by Deeds on Demand, PC

My Commission expires: 10-10-2016

Notary Public - State of Illinois

My Commission Expires Oct 10, 2016

5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.

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Exempt under provisions of Paragraph E	Section 4, Real Estate Transfer Act.
Date: 4/4/14 Signature of Grantor: CAROLYN WILLIAMS, For the Estate of GIRTIE PH	licis
SHIRLEY WILLIAMS, Heir of the Estate of GIRTIE PHILLIP's, deceased	
By: SHIRLEY WINLIAMS, Heir	
STATE OF ILLINOIS } COUNTY OF COOR } ss:	LC,
I, the undersigned, a Notary Public in and of said County, CERTIFY THAT, SHIRLEY WILLIAMS, Heir of the Est personally known to me to be the same person whose naminstrument, appeared before me this day in person, and ack delivered said instrument as her free and voluntary act, for	ate of GIKT'S PHILLIPS, deceased, is e is subscribed to the foregoing knowledged that she signed, sealed and
Given under my hand and notarial seal, this day of	Dril 6 ,00,14.
Notary Public My Commission expires: [C-10-3014] My Commission expires: [C-10-3014]	OFFICIAL SEAL KIMBERLY D ARNOLD ptary Public - State of Illinois pommission Expires Oct 10, 2016
Prepared by Deeds on Deman	id, PC

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Exempt under provisions of	Paragraph <u></u>	Section 4, Real	Estate Transfer Act.
Date: 4/6/14 Signature of Grantor:	SHIRLEY WILLIAM	C (3) 1S, Heir	
DOO PA		IE PHILLIPS, deceased	
GLORICE SMITH, Heir of the Estate of GIRTIE PH	ILLIPS, deceased		
By: May Smith GLORICE SMITH, Hei	(Seal)		
STATE OF ILLINOIS COUNTY OF COCY	} } ss:	720	
I, the undersigned, a Notary CERTIFY THAT, GLORIC personally known to me to b instrument, appeared before delivered said instrument as	E SMITH, Heir of the E be the same person whos me this day in person, a	state of GIRTIE P.H.I LI e name is subscribed to the nd acknowledged that sh	PS, deceased, is he foregoing
Given under my hand and no	otarial seal, this day of	April	,2014.
Notary Public My Commission expires: 1	hunt	OFFICIAI, KIMBERLY D Notary Public - S My Commission Exp	SEAL ARNOLD tate of Winois
	Prepared by Deads on	Domand DC	

Prepared by Deeds on Demand, PC

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Exempt under provisions of	Paragraph	Section 4, Real Estate Transfer Act.
Date: 4-6-14 Signature of Grantor:	GLORICE SMITH, Heir of the Estate of GIRTIE PH	ILLIPS, deceased
KENNETH PHILLIPS, Heir	Ox	
of the Estate of GIRTIE PHI		
By: KENNETH PHILLIPS, I	Ceal) Heir	
STATE OF ILLINOIS COUNTY OF CECH	} } ss:	
personally known to me to be instrument, appeared before r	H PHILLIPS, Heir of the Esta the same person whose nam me this day in person, and ack	in the State aforesaid, DO HEREBY ate of GIRTE PHILLIPS, deceased, is e is subscribed to the foregoing knowledged that she signed, sealed and the purposes therein see forth.
Given under my hand and no	tarial seal, this day of	ril 6,2014.
Notary Public My Commission expires:	-10-2014	OFFICIAL SEAL KIMBERLY D ARNOLD Notary Public - State of Illinois My Commission Expires Oct 10, 2016

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Exempt under provisions of I	Paragraph 🗜	Section 4, Real Estate Transfer Act.
Date: 4 - 6 - 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7 - 7	KENNETH PHILI	LIPS, Heir RTIE PHILLIPS, deceased
DO COLLEGE		
DEBRA PHILLIPS, Heir	O)r	
of the Estate of GIRTIE PHII	LLIPS, deceased	
By: Lubia Thus DEBRA PHILLIPS, Heir	(Seal)	
STATE OF ILLINOIS COUNTY OF COUNTY	} } ss:	
personally known to me to be instrument, appeared before n	HILLIPS, Heir of the the same person when this day in person	County, in the State aforesaid, DO HEREBY the Estate of GIRTIE FAILLIPS, deceased, is mose name is subscribed to the foregoing at an acknowledged that she signed, sealed and y act, for the purposes therein see forth.
Given under my hand and not	arial seal, this day o	1 April 4 ,2014.
Notary Public My Commission expires: / C-	Mach :	OFFICIAL SEAL KIMBERLY D ARNOLD Notary Public - State of Illinois My Commission Expires Oct 10, 2016
*000	Prepared by Deeds	· · · · · · · · · · · · · · · · · · ·
5029 Corporate Woo	rds Drive Suite 225.A	Virginia Dooch VA 22462, 757, 221, 6226

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Exempt under provisions of Par	agraph <u>t</u>	_ Section 4, Real Estate Transfer Act.
	Delba They DEBRA PHILLIPS, Heir f the Estate of GIRTIE PHII	LLIPS, deceased
900/20		
Libra a Shilgo DEBRA A. PHILLIPS	Seal)	
STATE OF ILLINOIS COUNTY OF (CC)	} ss:	
Whose name is subscribed to the	PHILLIPS, is personally kno e foregoing instrument, appe ed, sealed and delivered said	the State aforesaid, DO HEREBY own to me to be the same person ared before me this day in person, I instrument as her tree and voluntary
Given under my hand and notari	al seal, this day of	-il Li ,2014.
Notary Public My Commission expires: 10-10	Notary F My Commis	OFFICIAL SEAL MBERLY D ARNOLD Public - State of Illinois ssion Expires Oct 10, 2016
Prepared by Deeds on Demand, PC		

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Exempt under provisions of Paragraph & Section 4, Real Estate Transfer Act.

Date: 04-06-14 Signature of Grantor:

Tan.

Cook County Clark's Office

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STATEMENT OF GRANTOR/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 of Illinois.

Subscribed and swern to before me by the said 105041 Pagent

Subscribed and swern to before me by the said 105041 Pagent

this 25th day of 1014

Notary Public - California Ventura County

Notary Public - California Ventura County

My Coran. Expres & Aur. 14, 2015

The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of benchicial 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 taws of the State of Illinois.

Dated April 25, 2014 Signature:

Grantee or Agent

Subscribed and sworn to before

me by the said Roselyn Wuley, Agent

this 25th day of April 2014.

Notary Public

L. AGUILERA COMM. #1928504 Notary Public - California Ventura County Vy Corum. Express Star. 16, 2015

NOTE: 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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.