

UNOFFICIAL COPY



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

Mail Tax Statement to: Timios, Inc.
5716 Corsa Ave., Suite 102
Westlake Village, CA 91362

Return to: 5716 Corsa Ave., Suite 102
Westlake Village, CA 91362 R# 910305

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, deceased, 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, SHIRLEY 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 fee simple, whose address is 10204 South Perry Avenue, Chicago, IL 60628-2039, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, 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.

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.**

UNOFFICIAL COPY

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 was executed by the Grantor, this the 6 day April, 2014.

LEE PHILLIPS, Heir
of the Estate of LUTRELL PHILLIPS, deceased

By: Lee Phillips (Seal)
LEE PHILLIPS, Heir

City of Chicago
Dept of Finance
667336



Real Estate
Transfer
Stamp

STATE OF ILLINOIS
COUNTY OF Cook

}
} ss:

5/29/2014 8:31
dr00198

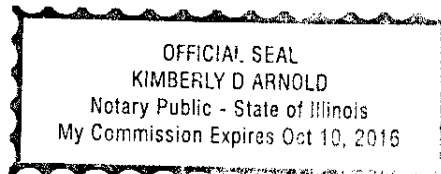
\$0.00

Batch 8,129,425

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, LEE PHILLIPS, Heir of the Estate of LUTRELL 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 set forth.

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

Kimberly D Arnold
Notary Public
My Commission expires: 10-10-2016



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

Date: 4-6-14
Signature of Grantor:

Lee Phillips
LEE PHILLIPS, Heir
of the Estate of LUTRELL PHILLIPS, deceased

CAROLYN WILLIAMS, Heir
of the Estate of LUTRELL PHILLIPS, deceased

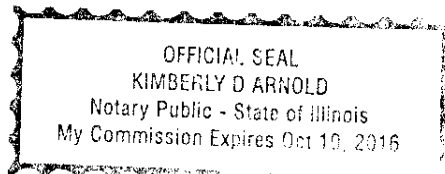
By: Carolyn J. Williams (Seal)
CAROLYN WILLIAMS, Heir

STATE OF ILLINOIS }
COUNTY OF Cook } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, CAROLYN WILLIAMS, Heir of the Estate of LUTRELL 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 set forth.

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

Kimberly D Arnold
Notary Public
My Commission expires: 10-10-2016



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

Date: 4/6/14

Signature of Grantor:

Carolyn Williams

CAROLYN WILLIAMS, Heir
of the Estate of LUTRELL PHILLIPS, deceased

SHIRLEY WILLIAMS, Heir
of the Estate of LUTRELL PHILLIPS, deceased

By: *Shirley Williams* (Seal)
SHIRLEY WILLIAMS, Heir

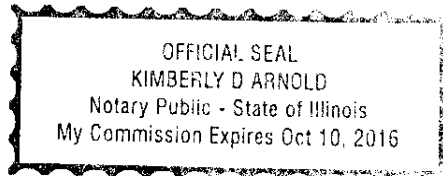
STATE OF ILLINOIS }
COUNTY OF Cook } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, SHIRLEY WILLIAMS, Heir of the Estate of LUTRELL 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 set forth.

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

Kimberly D Arnold
Notary Public

My Commission expires: 10-10-2016



Prepared by Deeds on Demand, PC

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Exempt under provisions of Paragraph 8 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 PHILLIPS, deceased

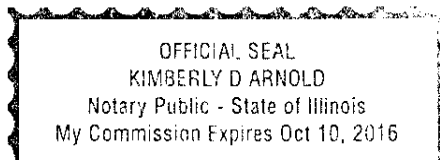
By: Glорice Smith (Seal)
GLORICE SMITH, Heir

STATE OF ILLINOIS }
COUNTY OF Cook } 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 LUTRELL 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 set forth.

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

Kimberly D Arnold
Notary Public
My Commission expires: 10-10-2016



Prepared by Deeds on Demand, PC

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

Date: 4-6-14

Signature of Grantor:

Glorice Smith
GLORICE SMITH, Heir
of the Estate of LUTRELL PHILLIPS, deceased

KENNETH PHILLIPS, Heir
of the Estate of LUTRELL PHILLIPS, deceased

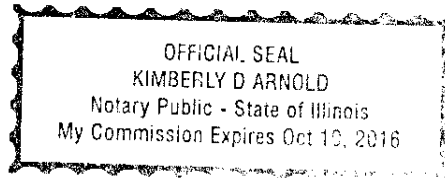
By: *Kenneth Phillips* (Seal)
KENNETH PHILLIPS, Heir

STATE OF ILLINOIS }
COUNTY OF Cook } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, KENNETH PHILLIPS, Heir of the Estate of LUTRELL 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 set forth.

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

Kimberly D Arnold
Notary Public
My Commission expires: 10-10-2016



Prepared by Deeds on Demand, PC

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

Date: 4-6-14
Signature of Grantor:

Kenneth Phillips
KENNETH PHILLIPS, Heir
of the Estate of LUTRELL PHILLIPS, deceased

DEBRA PHILLIPS, Heir
of the Estate of LUTRELL PHILLIPS, deceased

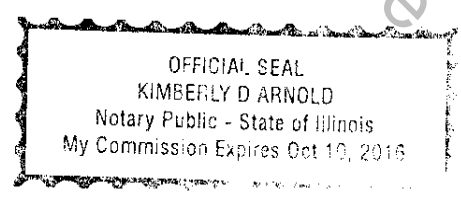
By: Debra Phillips (Seal)
DEBRA PHILLIPS, Heir

STATE OF ILLINOIS }
COUNTY OF Cook } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, DEBRA PHILLIPS, Heir of the Estate of LUTRELL 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 set forth.

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

Kimberly D Arnold
Notary Public
My Commission expires: 10/10/2016



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Date: 04-06-14

Signature of Grantor:

Debra Phillips
DEBRA PHILLIPS, Heir
of the Estate of LUTRELL PHILLIPS, deceased

LEE PHILLIPS, Heir
of the Estate of GIRTIE PHILLIPS, deceased

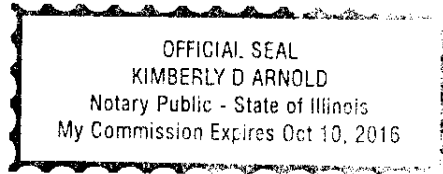
By: *Lee Phillips* (Seal)
LEE PHILLIPS, Heir

STATE OF ILLINOIS }
COUNTY OF Cook } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, LEE PHILLIPS, Heir of the Estate of GIRTIE 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 set forth.

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

Kimberly D Arnold
Notary Public
My Commission expires: 10-10-2016



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Date: 4-6-14
Signature of Grantor:

Lee Phillips
LEE PHILLIPS, Heir
of the Estate of GIRTIE PHILLIPS, deceased

CAROLYN WILLIAMS, Heir
of the Estate of GIRTIE PHILLIPS, deceased

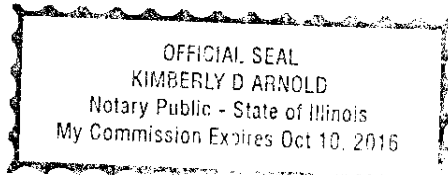
By: Carolyn Williams (Seal)
CAROLYN WILLIAMS, Heir

STATE OF ILLINOIS }
COUNTY OF Cook } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, CAROLYN WILLIAMS, Heir of the Estate of GIRTIE 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 set forth.

Given under my hand and notarial seal, this day of April 4, 2014.

Kimberly D Arnold
Notary Public
My Commission expires: 10-10-2016



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Date: 4/6/14

Signature of Grantor:

Carolyn J. Williams
CAROLYN WILLIAMS, Heir
of the Estate of GIRTIE PHILLIPS, deceased

SHIRLEY WILLIAMS, Heir
of the Estate of GIRTIE PHILLIPS, deceased

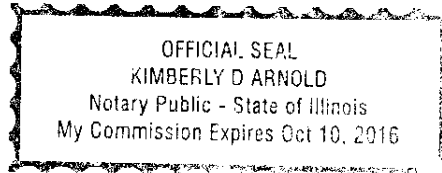
By: *Shirley Williams* (Seal)
SHIRLEY WILLIAMS, Heir

STATE OF ILLINOIS }
COUNTY OF Cook } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, SHIRLEY WILLIAMS, Heir of the Estate of GIRTIE 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 set forth.

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

Kimberly D Arnold
Notary Public
My Commission expires: 10-10-2016



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Date: 4/8/14
Signature of Grantor:

Shirley Williams
SHIRLEY WILLIAMS, Heir
of the Estate of GIRTIE PHILLIPS, deceased

GLORICE SMITH, Heir
of the Estate of GIRTIE PHILLIPS, deceased

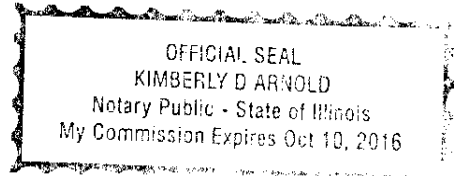
By: *Glance Smith* (Seal)
GLORICE SMITH, Heir

STATE OF ILLINOIS }
COUNTY OF Cook } 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 GIRTIE 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 set forth.

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

Kimberly D Arnold
Notary Public
My Commission expires: 10-10-2016



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Date: 4-6-14

Signature of Grantor:

GLORICE SMITH, Heir
of the Estate of GIRTIE PHILLIPS, deceased

KENNETH PHILLIPS, Heir
of the Estate of GIRTIE PHILLIPS, deceased

By: Kenneth Phillips (Seal)
KENNETH PHILLIPS, Heir

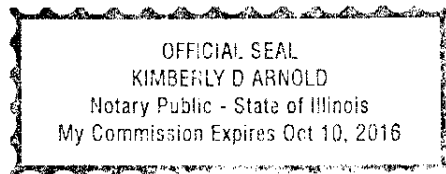
STATE OF ILLINOIS }
COUNTY OF Cook } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, KENNETH PHILLIPS, Heir of the Estate of GIRTIE 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 set forth.

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

Kimberly D Arnold
Notary Public

My Commission expires: 10-10-2014



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Date: 4-6-14
Signature of Grantor:

Kenneth Phillips
KENNETH PHILLIPS, Heir
of the Estate of GIRTIE PHILLIPS, deceased

DEBRA PHILLIPS, Heir
of the Estate of GIRTIE PHILLIPS, deceased

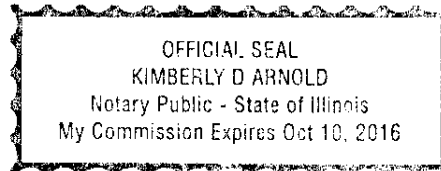
By: Debra Phillips (Seal)
DEBRA PHILLIPS, Heir

STATE OF ILLINOIS }
COUNTY OF Cook } ss:

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

Kimberly D Arnold
Notary Public
My Commission expires: 10-10-2016



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.**

UNOFFICIAL COPY

This copy is provided by the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

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

Date: 04-06-14

Signature of Grantor:

Debra Phillips
DEBRA PHILLIPS, Heir
of the Estate of GIRTIE PHILLIPS, deceased

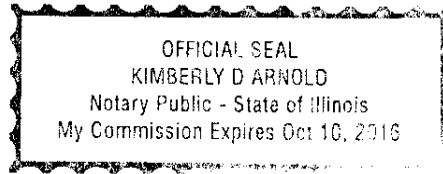
Debra A Phillips (Seal)
DEBRA A. PHILLIPS

STATE OF ILLINOIS }
COUNTY OF Cook } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, DEBRA A. PHILLIPS, 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 set forth.

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

Kimberly D Arnold
Notary Public
My Commission expires: 10-10-2016



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Date: 04-06-14

Signature of Grantor:



DEBRA A. PHILLIPS

Property of Cook County Clerk's Office

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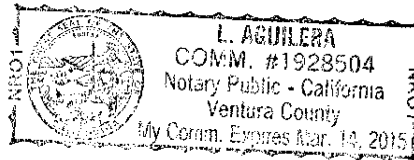
UNOFFICIAL COPY

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.

Dated April 25, 2014 Signature: *Rosemary Paulley*
Grantor or Agent

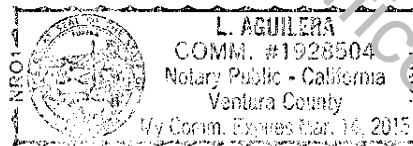
Subscribed and sworn to before me by the said Rosemary Paulley, Agent this 25th day of April 2014.
Notary Public _____



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 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.

Dated April 25, 2014 Signature: *Rosemary Paulley*
Grantee or Agent

Subscribed and sworn to before me by the said Rosemary Paulley, Agent this 25th day of April 2014.
Notary Public _____



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.