

UNOFFICIAL COPY

RECORD AND REQUESTED BY:
LEGALZOOM
8940 MAIN STREET
CLARENCE, NY 14031
File No. 509399308-34814304 *f*



Doc#: 1435713039 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/23/2014 11:10 AM Pg: 1 of 5

Name & Address of Taxpayer:
YOSEF BEARD
2128 EAST 98TH STREET
CHICAGO, IL 60617

Tax ID No.:
25-12-210-058-0000 ✓

QUIT CLAIM DEED

STATE OF ILLINOIS
COUNTY OF COOK

THIS INDENTURE made and entered into on this 28th day of April, 2014, by and between **FELTAIN MILLER, AN UNMARRIED WOMAN** 2128 EAST 98TH STREET, CHICAGO, IL 60617 hereinafter referred to as Grantor(s) and **YOSEF BEARD, AN UNMARRIED MAN**, 2128 EAST 98TH STREET, CHICAGO, IL 60617, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real-estate located in COOK County, ILLINOIS:

SEE ATTACHED EXHIBIT "A"

Also known as: 2128 EAST 98TH STREET, CHICAGO, IL 60617
Property Tax ID No.: 25-12-210-058-0000 ✓
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 1220704121, Recorded: 07/25/2012

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto heirs, administrators, successors or assigns, forever in FEE SIMPLE of the Grantee(s).

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

AFFIX TRANSFER TAX STAMP
OR
"Exempt under provisions of Paragraph e"
Section 31-45; Real Estate Transfer Tax Act

[Signature]
Date Signature of Buyer, Seller or Representative

City of Chicago
Dept. of Finance
680203



Real Estate
Transfer
Stamp

\$0.00

12/23/2014 10:56

DR43142

Batch 9,211,617

5/11/14
C
INT

UNOFFICIAL COPY

Assessor's parcel No. 25-12-210-058-0000

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 28th day of April, 2014.

Feltain Miller
FELTAIN MILLER

STATE OF Illinois
COUNTY OF Cook

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Feltain Miller is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 28th day of April, 2014.

Melissa H. Pleasant
Notary Public
My commission expires: December 27, 2017



UNOFFICIAL COPY

MUNICIPAL TRANSFER STAMP (If Required) COOK COUNTY/ILLINOIS TRANSFER STAMP

Name & Address of Preparer:

HOWARD W. ANDERSON, III, ESQ.
402-3 PENDLETON ROAD
CLEMSON, SC 29633
866-333-0081

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A
LEGAL DESCRIPTION

LOT 13 IN THE BLOCK 6 IN VAN VLISSENGEN HEIGHTS SUBDIVISION OF PART OF THE EAST 2/3 OF THE NORTHWEST 1/4 AND OF THE WEST 1/2 OF THE NORTHEAST 1/4 NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 1926 AS DOCUMENT 928579, IN COOK COUNTY, ILLINOIS.

APN: 25-12-210-058-0000

PROPERTY COMMONLY KNOWN AS: 2128 EAST 98TH STREET, CHICAGO, IL 60617

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

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 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 28, 2014

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me

By the said Feltain Miller
This 28th, day of April, 2014.

Melissa H. Pleasant
Notary Public
My commission expires: December 27, 2017



The Grantee or her/his agent affirms and verifies that 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.

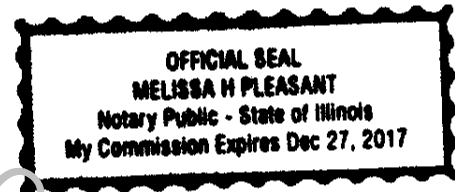
Dated April 28, 2014

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me

By the said Yusef Beard
This 28th, day of April, 2014

Melissa H. Pleasant
Notary Public
My commission expires: December 27, 2017



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