

UNOFFICIAL COPY

QUIT CLAIM DEED

Individual(s) To Individual(s)



Doc#: 1533629065 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/02/2015 02:53 PM Pg: 1 of 4

THE GRANTOR(S),
Johnnie Tobias

an unmarried person

of the City of Chicago,
State of Illinois, for and in

consideration of Ten and 00/100 Dollars, and
other good and valuable consideration, the
receipt and sufficiency of which is hereby
acknowledged, ~~REMISE~~, RELEASE, ALIEN
AND CONVEY(S) and QUIT CLAIM(S) to
Chauncey Simeon and Rochelle Simeon

of 5343 S Morgan St, Unit 2, Chicago, IL 60609

and to his/her/their heirs and assigns, FOREVER, =====
===== not as Tenants in Common, but as JOINT TENANTS with right of survivorship =====, all the
following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

Legal Description: *(see attached Legal Description made part hereof)*

Permanent Index Number(s): 25-21-217-002-0000

Commonly Known As: 307 W 113th St, Chicago, IL 60628

The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws
of the State of Illinois.

SUBJECT TO: General Real Estate Taxes for 2015 and subsequent years; special taxes or
assessments, if any, for improvements not yet completed; installments, if any, not due at the date hereof; any
special taxes or assessment for improvements heretofore completed; building lines and building restrictions;
private, public and utility easements; covenants and restrictions of record as to use and occupancy; the general
exceptions to the title commitment; local, state and federal laws, ordinances or governmental regulations,
including but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect
relating to the Property; building code violations, liens and judgments; leases and tenancies; pending building
code violations court cases; items appearing of record or that would be shown on a survey.

DATED THIS 3rd DAY OF November, 2015.

Johnnie M. Tobias (Seal)

===== (Seal)

===== (Seal)

===== (Seal)

COOK COUNTY RECORDER OF DEEDS
[Signature]

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STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

Johnnie Tobias

personally known to me to be the same person(s) 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 the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 3rd day of November, 2015.

Commission expires November 9, 2017.

Angela Bronson
NOTARY PUBLIC

This instrument prepared by :

A. Ade Adekoya, Esq
Adekoya Law Group
Adekoya & Associates, LLC
915 175th Street, Suite 1NW
Homewood, IL 60430-2071



MAIL TO:

Chauncey Simeon & Rochelle Simeon
5343 S Morgan St, Unit 2
Chicago, IL 60609-6011

SEND SUBSEQUENT TAX BILLS TO:

Chauncey Simeon & Rochelle Simeon
5343 S Morgan St, Unit 2
Chicago, IL 60609-6011

Recorder's Office Box No. _____

City of Chicago
Dept. of Finance
698163



Real Estate
Transfer
Stamp

12/2/2015 14:43
32499

\$0.00

Batch 10 893,401

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LEGAL DESCRIPTION

Legal Description for Premises Commonly Known As:

307 W 113th St. Chicago, IL 60628

THE WEST 1/2 OF LOT 2 AND ALL OF LOT 3 IN SHERMAN AND KRUTZ ROSELAND PARK ADDITION TO PULLMAN, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 (EXCEPT RAILROAD) OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR(S) AND GRANTEE(S)

The grantor(s) or his/her agent affirms that, to the best of his/her 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 and hold title to real estate under the laws of the State of Illinois.

Date: 11-03-15

Grantor/Agent: Johnnie M. Tobias

Print Name: JOHNNIE M. TOBIAS

Grantor/Agent: _____

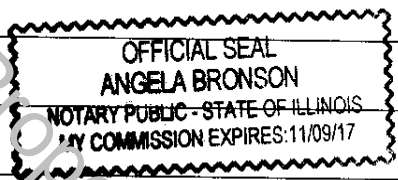
Print Name: _____

Grantor/Agent: _____

Print Name: _____

Grantor/Agent: _____

Print Name: _____



SUBSCRIBED and SWORN to before me this 3 day of November, 2015. (Notary SEAL Below)

Notary Public Angela Bronson

My commission expires November 9, 2017

The grantee(s) or 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 and hold title to real estate under the laws of the State of Illinois.

Date: 11/3/15

Grantee/Agent: Charney Simon

Print Name: Charney Simon

Grantee/Agent: Rockelle D. Simon

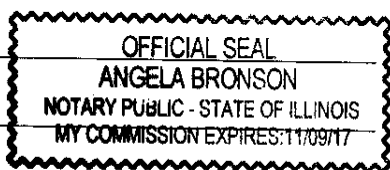
Print Name: Rockelle D. Simon

Grantee/Agent: _____

Print Name: _____

Grantee/Agent: _____

Print Name: _____



SUBSCRIBED and SWORN to before me this 3 day of November, 2015. (Notary SEAL Below)

Notary Public Angela Bronson

My commission expires November 9, 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 a Class A misdemeanor for subsequent offenses.

TAX EXEMPT DECLARATION: The signatories above hereby declare that the subject transfer of property is exempt from taxation under the Transfer Tax Ordinance of the City/Village of _____ Paragraph(s): _____

[REQUIRED: Statement By Grantor and Grantee **MUST** be attached to a deed or ABI to be recorded in **Cook County**, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]