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Doc# 1629444062 Fee \$46.00
RHSP Fee:\$9.00RPRF Fee \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/20/2016 04:10 PM Pg: 1 of 5

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

Mail Tax Statement to:
Napoleon Geans and Betty Clemons Geans, 7420 South Stewart Avenue, Chicago, IL 60621

Return to: Title 365-Coraopolis, ³⁴⁵400 Rouser Road, Building ⁵2, Suite ¹⁰¹201, Coraopolis, PA 15108

File No.: OS3200-16026336

Permanent Real Estate Index Number: 20-28-125-020-0000

QUITCLAIM DEED

16287-62
BOX 162

NAPOLEON GEANS and BETTY CLEMONS GEANS formerly known as BETTY CLEMONS, husband and wife, whose mailing address is 7420 South Stewart Avenue, Chicago, IL 60621, (the "Grantor"), for valuable consideration in the amount of Zero and 00/100 Dollars (\$0.00), and other good and valuable consideration, does hereby CONVEY and QUITCLAIM unto NAPOLEON GEANS and BETTY CLEMONS GEANS, husband and wife, as tenants by the entirety with rights of survivorship, whose address is 7420 South Stewart Avenue, Chicago, IL 60621, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

Lot 20 in Block 2 in Auburn Park, a Subdivision in Section 28, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Being the same property conveyed from Bobby J. Love and Delores Love, husband and wife to Napoleon Geans and Betty Clemons, his wife, not as tenants in common nor as joint tenants, but as tenants by the entirety by deed dated December 16, 2005 and recorded January 20, 2006 in Instrument Number 0602041111, in the Office of the County Recorder for Cook County, State of Illinois.

Property Address: 7420 South Stewart Avenue, Chicago, IL 60621

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.

BK

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IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 21st day

September, 20 16.

Napoleon Geans

Napoleon Geans (Seal)
NAPOLEON GEANS

Betty Clemons-Geans
Betty Clemons Geans (Seal)

BETTY CLEMONS GEANS formerly
known as BETTY CLEMONS

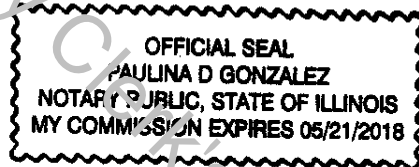
STATE OF ILLINOIS }
COUNTY OF Cook } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, NAPOLEON GEANS and BETTY CLEMONS GEANS formerly known as BETTY CLEMONS, 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 he signed, sealed and delivered said instrument as his free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of September 9, 20 16.

Paulina D Gonzalez

Notary Public
My Commission expires: 5/21/2018



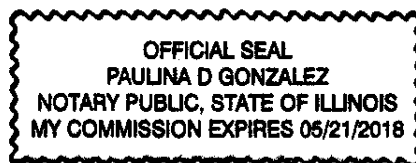
STATE OF ILLINOIS }
COUNTY OF Cook } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, BETTY CLEMONS GEANS formerly known as BETTY CLEMONS, 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 September 9, 20 16.

Paulina D Gonzalez

Notary Public
My Commission expires: 5-21-2018



REAL ESTATE TRANSFER TAX		21-Oct-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
20-28-125-020-0000 20161001669620 1-026-072-384		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		21-Oct-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-28-125-020-0000 20161001669620 1-189-551-936		

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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 (e) Section 31-45, Property Tax Code

Date: 9-9-16 *Napoleon Geans*
Napoleon Geans

NAPOLEON GEANS

Date: 9-9-16 *Betty Clemons Geans*
Betty Clemons Geans

BETTY CLEMONS GEANS formerly known as
BETTY CLEMONS

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

State of Illinois

County of Cook } SS.

Napoleon Gear & Betty Clemons being duly sworn on oath, states that Napoleon Gear and Betty Clemons resides at 7420 S. Stewart Ave Chicago IL 60621. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
 - OR -
 - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-3.8, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

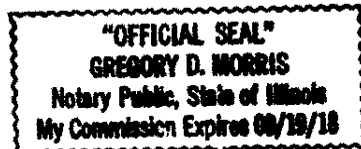
Affiant further state that THEY makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Napoleon Gear & Betty Clemons

SUBSCRIBED and SWORN to before me

this 29 day of September, 2016.

G. Morris



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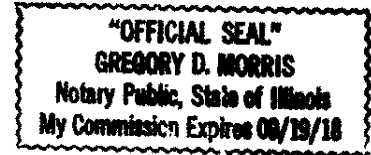
STATEMENT BY GRANTOR AND GRANTEE

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 of Illinois.

Dated Sept 29, 2016

Signature: Napoleon Gears Betty Clemons Gears
Grantor or Agent

Subscribed and sworn to before me GREGORY D. MORRIS
By the said Napoleon Gears; Betty Clemons Gears
This 29, day of September, 2016
Notary Public G. Morris

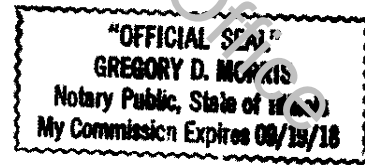


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date 9-29-, 2016

Signature: Napoleon Gears Betty Clemons Gears
Grantee or Agent

Subscribed and sworn to before me GREGORY D. MORRIS
By the said Napoleon Gears; Betty Clemons Gears
This 29, day of September, 2016
Notary Public G. Morris



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.)