



1630047141D

Doc# 1630047141 Fee \$48.25
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/26/2016 03:11 PM Pg: 1 of 5

PREPARED BY:
CHARLES BURGESS
430 E 162ND ST # 471
SOUTH HOLLAND, IL 60473

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**
BURGESS ACCOUNTING & TAX MGMT INC
18125 ROY ST # 5466
LANSING, IL 60438

MAIL TAX STATEMENTS TO:
BURGESS ACCOUNTING & TAX MGMT INC
18125 ROY ST # 5466
LANSING, IL 60438

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 24th day of October, 2016, between CHARLES BURGESS, a male and a single person, whose address is 430 E 162ND ST SOUTH HOLLAND, Illinois 60473 ("Grantor"), and BURGESS ACCOUNTING & TAX MGMT INC, a male and a single person, whose address is 18125 ROY ST # 5466, LANSING, Illinois 50438 ("Grantee").

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Remises, Releases, AND FOREVER Quitclaims to Grantee, the property located at 344 BLACKHAWK BLVD, PARK FOREST, 60466 in COOK County, Illinois, described as:

lot49 in block 90 in the Village of Park Forest area no. 4, being a Subdivision of part of the east 1/2 of section 35 and the West 1/2 of section 36, township 35 North, Range 13, East of the Third Principal Meridian according to the plat thereof recorded June 25, 1951 as document no. 15107640, in Cook County, Illinois

Prior instrument reference: General Warranty Deed, Volume/Book _____, Page _____, Document No. 1429745037, of the Recorder of COOK, Illinois, recorded Friday, October 24, 2014.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

*Exempt under provisions of Section 4
of the ILLINOIS REAL ESTATE TRANSFER ACT:
(35 ILCS 200/ART. 31)*

Quitclaim Deed

Page 1 of 3

EXEMPTION APPROVED

Shala C. McNamee
VILLAGE CLERK
VILLAGE OF PARK FOREST

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SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Property Index Number: 31-35-208-003-0000

IN WITNESS WHEREOF the Grantor has executed this deed on the 24th day of OCTOBER, 2016.

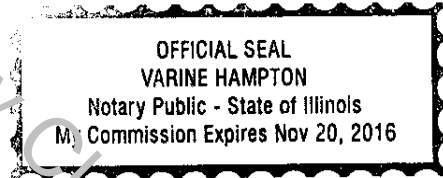
10-24-2016
Date

Charles Burgess
CHARLES BURGESS, Grantor

State of IL
County of COOK

This instrument was acknowledged before me on the 24th day of OCTOBER, 2016 by Charles Burgess
(seal)

Varine Hampton
Signature of Notary Public Varine Hampton



UNOFFICIAL COPY

IN WITNESS WHEREOF the Grantee has executed this deed on the 24th day of October, 2016.

10-24-2016

Date

MGMT INC, Grantee

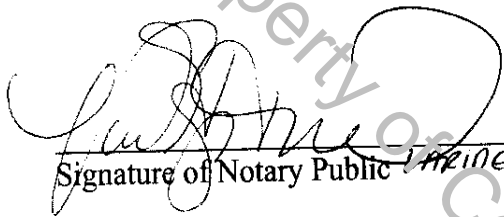


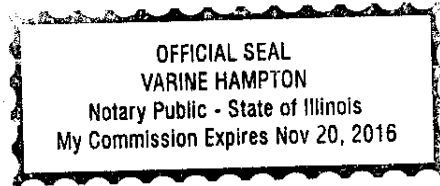
BURGESS ACCOUNTING & TAX

State of IL

County of COOK

This instrument was acknowledged before me on the 24th day of October, 2016 by CHARLES BURGESS
(seal)


Signature of Notary Public VARINE HAMPTON



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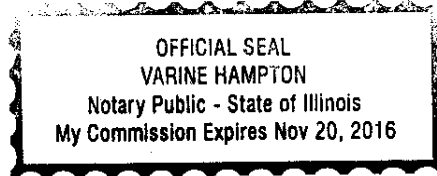
STATEMENT BY GRANTOR AND GRANTEE

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 10-24, 2016

Signature: Charles Burgess
Grantor or Agent

Subscribed and sworn to before me
By the said Charles Burgess
This 24th day of October, 2016
Notary Public Varine Hampton

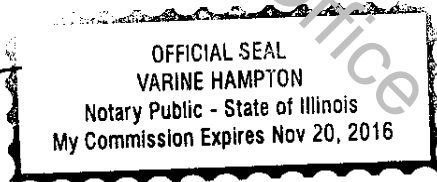


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 10-24, 2016

Signature: Charles Burgess
Grantee or Agent

Subscribed and sworn to before me BURGESS ACTING
By the said CHARLES BURGESS & TAX MGRS
This 24th day of October, 2016
Notary Public Varine Hampton



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.)

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

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 (**ABI**) 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 another 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: 10 | 24 | 2016

SIGNATURE: *Charles Burgess*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

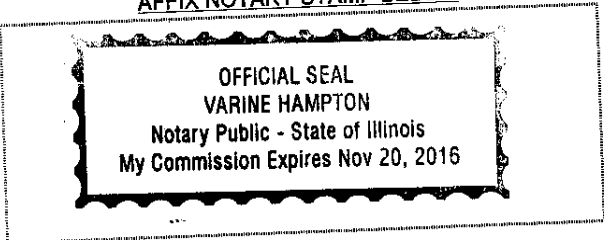
By the said (Name of Grantor): Charles Burgess

On this date of: 10 | 24 | 2016

NOTARY SIGNATURE: *Varine Hampton*

Varine Hampton

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 10 | 24 | 2016

SIGNATURE: *Charles Burgess*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

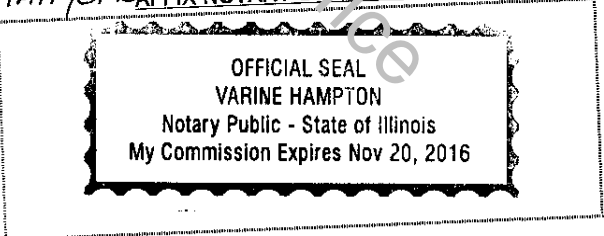
By the said (Name of Grantee): Burgess Pooling & Tax Management

On this date of: 10 | 24 | 2016

NOTARY SIGNATURE: *Varine Hampton*

Varine Hampton

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2). 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 Act: (35 ILCS 200/Art. 31)**)