

UNOFFICIAL COPY

Prepared By:

Key Appraisal South LLC
PO Box 490064
Chicago, Illinois 60649

After Recording Return To:

Donnell Digby
7523 S. Kenwood Ave.
Chicago, Illinois 60619



Doc# 1710118103 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/11/2017 02:53 PM PG: 1 OF 4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On January 03, 2017 THE GRANTOR(S),

- Key Appraisal South LLC, Donnell Digby, President,


for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):



- Donnell Digby, a single person, residing at 7523 S. Kenwood Ave., Chicago, Cook County, Illinois 60619

as tenants in common, the following described real estate, situated in 7523 S. Kenwood Ave., Chicago, in the County of Cook, State of Illinois:

Legal Description: LOT 39 AND 40 IN BLOCK 39 IN CORNELL, BEING A SUBDIVISION OF PART OF SECTIONS 25 AND 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) 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.

REAL ESTATE TRANSFER TAX	11-Apr-2017
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	12-Apr-2017
  COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-26-402-013-0000 | 20170401637350 | 1-210-480-320

20-26-402-013-0000 | 20170401637350 | 1-692-675-776

* Total does not include any applicable penalty or interest due.

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

Tax Parcel Number: 20-26-402-013-0000

Mail Tax Statements To:
Donnell Digby
7523 S. Kenwood Ave.
Chicago, Illinois 60619

[SIGNATURE PAGE FOLLOWS]

Property of Cook County Clerk's Office

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Grantor Signatures:

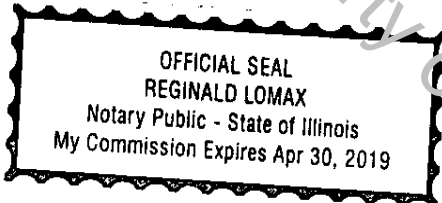
DATED: 3/31/17

[Signature]

Donnell Digby, President, on behalf of Key Appraisal South LLC

STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 31st day of March,
2017 by Donnell Digby, President, on behalf of Key Appraisal South LLC.



[Signature]

Notary Public

Norran

Title (and Rank)

My commission expires 4-30-19

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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 and hold title to real estate under the laws of the State of Illinois

DATED: 4/11/2017

SIGNATURE: _____
GRANTOR or AGENT

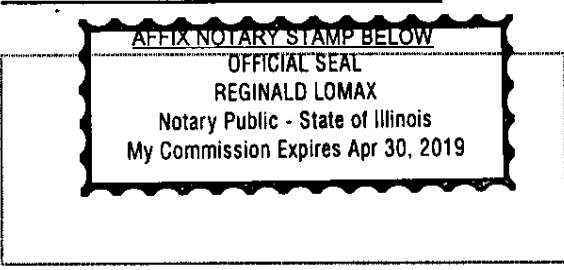
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

By the said (Name of Grantor): Donna May

On this date of: 4/11/2017

NOTARY SIGNATURE: _____



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 and hold title to real estate under the laws of the State of Illinois.

DATED: 4/11/2017

SIGNATURE: _____
GRANTEE or AGENT

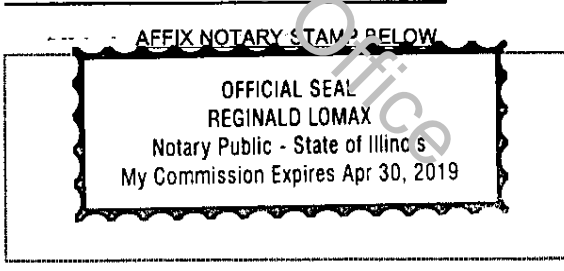
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

By the said (Name of Grantee): Donna May

On this date of: 4/11/2017

NOTARY SIGNATURE: _____



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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**