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Doc# 1713818124 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/18/2017 03:23 PM PG: 1 OF 4

AFTER RECORDING RETURN TO:
CLOSING USA, LLC
903 ELMGROVE ROAD
ROCHESTER, NY 14624
File No. CL170014745LD

MAIL TAX STATEMENTS TO:
TWJUANA S. ROBINSON
7140 S EBERHART AVENUE
CHICAGO, IL 60619

Name & Address of Preparer:
Larry J. Spears, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 20-27-201-034-0000

QUIT CLAIM DEED

THIS DEED made and entered into on this 05th day of MAY, 2017, by and between **TWJUANA S. ROBINSON, WHO ERRONEOUSLY ACQUIRED TITLE AS TWJANA S. ROBINSON, AN UNMARRIED WOMAN**, a mailing address of 7140 S EBERHART AVENUE, CHICAGO, IL 60619, hereinafter referred to as Grantor(s) and **TWJUANA S. ROBINSON, AN UNMARRIED WOMAN**, a mailing address of 7140 S EBERHART AVENUE, CHICAGO, IL 60619, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, do this day remisc, release and quitclaim to the said Grantee(s) the following described real estate located in COOK County, ILLINOIS:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 7140 S EBERHART AVENUE, CHICAGO, IL 60619

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

Prior instrument reference: Document No. 1434441010, Recorded: 12/10/2014

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(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

CCRD REVIEW

REAL ESTATE TRANSFER TAX		18-May-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		19-May-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-27-201-034-0000 | 20170501653140 | 0-099-348-928

20-27-201-034-0000 | 20170501653140 | 0-271-190-464

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

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IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

TWJUANA S. ROBINSON
 TWJUANA S. ROBINSON, WHO ERRONEOUSLY ACQUIRED TITLE AS TWJANA S. ROBINSON *TWJUANA S. ROBINSON*

STATE OF ILLINOIS
COUNTY OF COOK

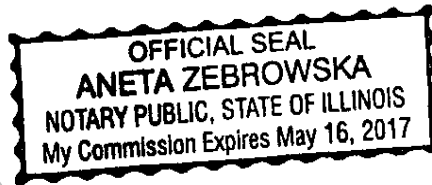
I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT TWJUANA S. ROBINSON, WHO ERRONEOUSLY ACQUIRED TITLE AS TWJANA S. ROBINSON is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered 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 8TH day of MAY, 2017

Aneta Zebrowska
Notary Public
My commission expires: 05/16/2017

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

05-08-2017
Date



TWJUANA S. ROBINSON
 Signature - TWJUANA S. ROBINSON

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

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EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO WIT:

LOT 1 IN JAMES A. GAVIN'S RESUBDIVISION OF LOTS 17 TO 24 IN BLOCK 3 IN WALTER S. DRAYS ADDITION TO PARK MANOR, IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX ID/APN#: 20-27-201-034-0000

PROPERTY COMMONLY KNOWN AS: 7140 S EBERHART AVENUE, CHICAGO, IL 60619

Property of Cook County Clerk's Office

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

Dated 5⁸ _____, 2017
Signature: [Signature]
Twjuana S. Robinson

Subscribed and sworn to before me by the Grantor

Said **Twjuana S. Robinson**
this 8TH day of MAY
20 17.



Aneta Zebrowska (Notary Public)
STATE OF ILLINOIS
COUNTY OF COOK

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

Dated 5⁸ _____, 2017
Signature: [Signature]
Twjuana S. Robinson

Subscribed and sworn to before me by the Grantee

Said **Twjuana S. Robinson**
this 8TH day of MAY
20 17.



Aneta Zebrowska (Notary Public)

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.