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Doc# 1720057142 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/19/2017 10:56 AM PG: 1 OF 4

This Deed Prepared

by Grantor:

Judith Sands
17032 89th Avenue
Orland Hills, IL 60487

Mail Recorded Deed and

Tax Statements to Grantee:

My Mamma's Trust
17032 89th Avenue
Orland Hills, IL 60487

Transfer Tax: \$ _____

QUITCLAIM DEED

WITNESS

For no consideration, and in order to change the form of holding title only, **Judith Sands**, hereinafter called the Grantor, of 17032 89th Avenue, Orland Hills, IL 60487, do now hereby remise, release and forever **CONVEY and QUITCLAIM** any and all interest she may have in said real property, described below situated in Cook County, in the State of Illinois subject to all taxes, covenants, conditions, reservations, assessments, restrictions, mortgages, liens, rights of way and easements of record, of whatsoever kind and nature to:

JUDITH ANN SANDS, TRUSTEE OF THE
MY MAMMA'S TRUST, DATED June 21, 2017

hereinafter called the Grantee, whose mailing address is
17032 89th Avenue, Orland Hill, IL 60487

The following described real estate, situated in Cook County, State of Illinois, to wit;

LOT 77 IN WESTWOOD PHASE I, BEING A SUBDIVISION OF THE SOUTH ½ OF THE NORTHEAST ¼ OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 17032 89th Avenue, Orland Hills, IL 60487

Permanent Real Estate Index Number: 27-27-219-007-0000

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Subject to: General taxes for the current year and subsequent years which Grantee assumes and agrees to pay; Covenants, conditions and restrictions of record, if any;

This conveyance is made and accepted, and said realty is hereby transferred **SUBJECT TO** any taxes, conditions, covenants and restrictions, liens, encumbrances and mortgages now of record (all of which are hereby incorporated herein by this reference into the body of this Instrument as though fully set forth herein) and which shall run with the land and be binding on any transferees, and their successors and assigns.

This instrument was prepared based on information furnished by the parties, no independent title search has been made, and tax certificates were not obtained.

Prior Instrument Reference: Warranty Deed, dated May 15, 2015 and recorded on June 20, 2016 as Instrument # 1514046108.

Exempt under 35 ILCS 200/31-45 Sec 31-45 Section € (trust where consideration is less than \$100)

IN WITNESS WHEREOF this Instrument is Executed.

June 21, 2017
Date

Judith A. Sands
Judith Sands

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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of ILLINOIS)
County of COOK) SS.:

On June 21, 2017 before me, Angela V. Hobart, personally appeared Judith Sands, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the Instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ILLINOIS that the foregoing paragraph is true and correct.

WITNESS MY HAND and OFFICIAL SEAL

Angela V. Hobart
Signature Notary Public
My Commission Expires: 9/30/2018 (Seal)



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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: 07 | 19 | 2017

SIGNATURE: *Judith A. Sands*
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:

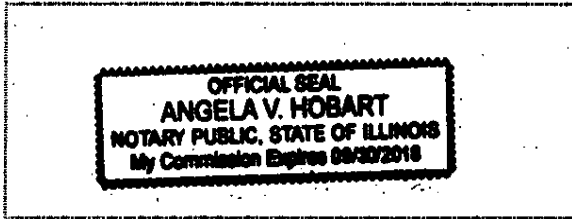
Angela V. Hobart

By the said (Name of Grantor): Judith A. Sands

AFFIX NOTARY STAMP BELOW

On this date of: 7 | 19 | 2017

NOTARY SIGNATURE: *Angela V. Hobart*



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: 07 | 19 | 2017

SIGNATURE: *Judith A. Sands*
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:

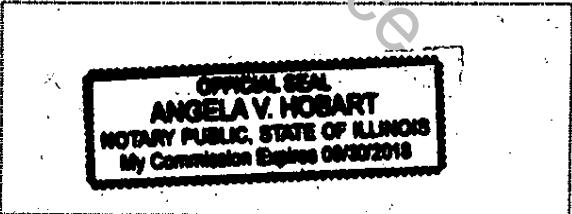
Angela V. Hobart

By the said (Name of Grantee): Judith A. Sands

AFFIX NOTARY STAMP BELOW

On this date of: 7 | 19 | 2017

NOTARY SIGNATURE: *Angela V. Hobart*



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)**)