

# UNOFFICIAL COPY

AFTER RECORDING RETURN TO:  
GODEEDS, INC.  
ATTN: LEGALZOOM DEPT.  
8940 MAIN STREET  
CLARENCE, NY 14031  
File No. 522295794-48702325



Doc# 1723439180 Fee \$46.00

Name & Address of Preparer:  
LARRY J. SPEARS, ESQ.  
8940 MAIN STREET  
CLARENCE, NY 14031  
716-634-3405

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

Name & Address of Taxpayer:  
JAMES EDWARD RUSSELL  
32 W 155TH PLACE  
SOUTH HOLLAND, IL 60473

COOK COUNTY RECORDER OF DEEDS

DATE: 08/22/2017 04:06 PM PG: 1 OF 5

Parcel ID No.: 29-16-205-078-0000

## QUIT CLAIM DEED

THIS DEED made and entered into on this 23 day of JUNE, 20 17, by and between **JAMES RUSSELL, A SINGLE PERSON**, a mailing address of 32 W 155TH PLACE, SOUTH HOLLAND, IL 60473, hereinafter referred to as Grantor(s) and **JAMES EDWARD RUSSELL, AS TRUSTEE OF THE JAMES EDWARD RUSSELL LIVING TRUST, DATED 6/23/17**, a mailing address of 32 W 155TH PLACE, SOUTH HOLLAND, IL 60473, 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 remise, 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: 32 W 155TH PLACE, SOUTH HOLLAND, IL 60473

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

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.

S Y  
P 5/00  
S N  
M N  
SC Y  
E Y  
INT Y

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

Date 6/23/17

James Russell  
Signature of Buyer, Seller or Representative

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 23 day of JUNE, 2017.

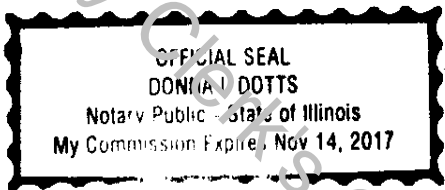
James Russell  
JAMES RUSSELL

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 JAMES RUSSELL is personally known to me to be the same person 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 23 day of June, 17.

Donna J. Dotts  
Notary Public  
My commission expires: 11-14-2017



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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 15 IN SOUTHAVEN PARK, BEING A SUBDIVISION OF PART OF LOT 5 IN SCHAAPS HEIRS SUBDIVISION OF PART OF LOTS 3,4 AND 5 OF SUBDIVISION OF PART OF SECTIONS 9,10 AND 15 AND LOT 1 OF SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM THE EAST 195 FEET OF THE NORTH .30 FEET) IN COOK COUNTY, ILLINOIS.

APN: 29-16-205-078-0000

PROPERTY COMMONLY KNOWN AS: 32 W 155TH PLACE, SOUTH HOLLAND, IL 60473

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

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 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 6/23, 2017

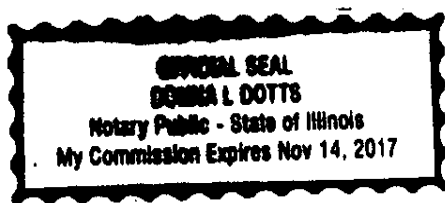
Signature: [Signature]  
Grantor, or Agent

Subscribed and sworn to before me

By the said JAMES Russell

This 23 day of June, 2017

[Signature]  
Notary Public  
My commission expires: 11-14-2017



The Grantee or her/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.

Dated 6-23, 2017

Signature: [Signature]  
Grantee, or Agent

Subscribed and sworn to before me

By the said Amanda Stumpf

This 10 day of July, 2017

[Signature]  
Notary Public  
My commission expires: 11-1-19

**FRANCIS P. DEC, ESQ.**  
Notary Public, State of New York  
No. 02DE8059729  
Qualified in Erie County  
Commission Expires 11/1/2019

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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VILLAGE OF SOUTH HOLLAND  
16226 Wausau Avenue  
South Holland, IL 60473

Phone: 708-210-2900

Fax: 708-210-1019

APPLICATION FOR CERTIFICATE OF PAYMENT

R-205308

Ordinance #2010-06 of the Village of South Holland Municipal Code establishing a Certificate of Payment requires anyone who sells property or transfers real estate to pay all outstanding service charges, including but not limited to, water service, building code violations, and other charges, due to the Village be paid in full before a Certificate of Payment Certificate is issued. This also requires the Seller to give the Village three (3) days notice before the scheduled closing to allow sufficient time to obtain a final meter reading and issue a certificate once all debts to the Village of South Holland have been paid. This procedure is also required for Quit Claim deeds. Please complete this form and either fax or deliver this form to the Deputy Clerk located at 16226 Wausau Avenue.

Once this application is received, the Village will take the appropriate action to obtain a meter reading and notify the Seller of any monies due the Village. The final amount due may be paid in cash, credit card (MasterCard/Visa), cashier's check, certified check or money order. **PERSONAL CHECKS NOT ACCEPTED.** Once payment is made the Village will issue a Certificate of Payment certifying that all amounts owed by the Seller have been paid in full.

SELLER'S NAME James Russell  
MAILING ADDRESS 32 W 155th Place, South Holland, IL 60473  
TELEPHONE NO. 708-769-4705

ATTORNEY or AGENT GoDeeds, INC  
TELEPHONE NO. 855-293-4584

PROPERTY ADDRESS 32 W 155th Place, South Holland, IL 60473  
PROP INDEX NUMBER (PIN) 29-110-205-078-0000 WATER ACCT NUMBER \_\_\_\_\_

BUYER'S NAME The James Edward Russell Living Trust  
TELEPHONE NO. 708-769-4705

SCHEDULED CLOSING DATE AND TIME \_\_\_\_\_

If you wish to be faxed the final water bill, please provide a fax number and the name to which the bill should be sent:  
Fax # 866-483-9833 Attention of: Amanda

I REQUEST A FINAL READING AT MY PROPERTY SERVICE ADDRESS. PLEASE NOTIFY ME OF ANY AND ALL AMOUNTS DUE.

SIGNED [Signature] DATE: 7/10/17  
(May be signed by the seller or an authorized agent)

THE FOLLOWING IS FOR OFFICE USE ONLY:  
Final Water Bill: \$ \_\_\_\_\_ Judgment: \$ 0  
Administrative Citations: \$ 0 Parking Ticket: \$ 0  
Other: \$ 0

TOTAL AMOUNT DUE: \$ 0