

UNOFFICIAL COPY

**Quit Claim Deed
Statutory (ILLINOIS)
(Corporation to Corporation)**

MAIL TO:

Brent O. Denzin
Ancel, Glink, Diamond, Bush
DiCianni & Krafthefer P.C.
140 S. Dearborn St., 6th Floor
Chicago, IL 60603

MAIL TAX BILLS TO:

Cook County Land Bank
Authority
69 W. Washington St.
Suite 2938
Chicago, IL 60602



Doc# 1726445001 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/21/2017 09:29 AM PG: 1 OF 3

THE GRANTOR, Fannie Beatrice Perry, as Trustee of the Fannie Beatrice Perry Trust dated January 08, 1999, for and in consideration of the full satisfaction and release of, and in lieu of any foreclosure action taken with respect to, any and all lien(s) held by Grantee relating to the real property conveyed herein, CONVEYS AND QUIT CLAIMS to:

County of Cook, Illinois, a body politic and corporate, d/b/a Cook County Land Bank Authority,
of

69 W. Washington St., Suite 2938, Chicago, Illinois 60602

a governmental agency and body politic under the laws of the State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PIN(s): 21-30-309-009-0000

LOTS 23 AND 24 IN BLOCK 7 IN SOUTH SHORE PARK, A SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ (EXCEPT STREETS) IN SECTION 30, TOWNSHIP 33 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 7641-43 S. Essex Avenue, Chicago, Illinois 60649

SUBJECT TO: covenants, conditions, restrictions and easements of record, and all general real estate taxes and assessments.

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In Witness Whereof, said Grantor has caused this instrument to be duly executed in its name and behalf and affixed, this 20th day of July, 2017.

GRANTOR: Fannie Beatrice Perry, as Trustee of the Fannie Beatrice Perry Trust dated January 08, 1999

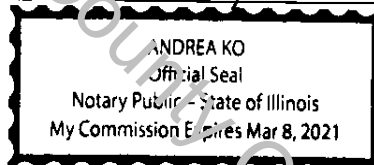
Fannie Beatrice Perry, a Trustee

State of Illinois)
)
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Fannie Beatrice Perry, as Trustee of the Fannie Beatrice Perry Trust dated January 08, 1999, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead

Given under my hand and official seal, this 20th day of July, 2017

Andrea Ko
NOTARY PUBLIC



COOK COUNTY-ILLINOIS TRANSFER STAMP:

NAME and ADDRESS OF PREPARER:

Brent O. Denzin, Esq.
Ancel, Glink, Diamond, Bush,
DiCianni & Krafthefer, P.C.
140 S. Dearborn Street – 6th Floor
Chicago, Illinois 60603

EXEMPT UNDER PROVISIONS OF 35ILCS200/31 45
PARAGRAPH (b), REAL ESTATE TRANSFER ACT

DATE: 7/20/17, 2017

Fannie Beatrice Perry, a Trustee
Signature of Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX 21-Sep-2017

	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

21-30-309-009-0000 | 20170801609860 | 2-051-079-104

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

REAL ESTATE TRANSFER TAX 21-Sep-2017

	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

21-30-309-009-0000 | 20170801609860 | 1-099-004-864

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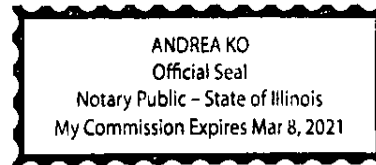
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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 7/20, 2017 Signature: *Aannie Beatrice Perry, as trustee*
Grantor or Agent

SUBSCRIBED and SWORN to before me

this 20th day of July, 2017.
Andrea Ko
NOTARY PUBLIC



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.

Dated 9/20, 2017 Signature: *[Signature]*
Grantee or Agent

SUBSCRIBED and SWORN to before me

this 20th day of September, 2017.
[Signature]
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.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)