

# UNOFFICIAL COPY

THIS DOCUMENT WAS  
PREPARED BY AND AFTER  
RECORDING MAIL TO:

Stacey Franklin  
21200 S. Lagrange Ste 219  
Frankfort IL 60423



Doc# 1805819049 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/27/2018 01:41 PM PG: 1 OF 3

This space is for **RECORDER'S USE ONLY**

## QUIT CLAIM DEED

**MARJORIE CONNER**, unmarried, of the County of Cook and State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY AND QUIT CLAIM to **Franklin Associates LLC, Stacey Franklin and Robert Franklin, Owners**, tenants in common, but as tenants by the entirety (collectively, "Grantees"), having an address of 21200 S. Lagrange Ste 219, Frankfort, Illinois, all right, title and interest of the Grantors in and to the following described real property ("Property") situated in the County of Cook, in the State of Illinois, to wit:

THE NORTH 10 FEET OF LOT 46 AND ALL OF LOT 47 IN BLOCK 9, IN NEW ROSELAND, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 33 NORTH OF THE INDIAN BOUNDARY LINE AND PART OF FRACTIONAL SECTION 28 AND SECTION 33, SOUTH OF THE INDIAN BOUNDARY LINE ALL IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**Permanent Real Estate Index Number(s):** 25-33-116-055-0000

**Address of Property:** 12835 S. NORMAL AVE, Chicago, IL 60628

[Signature and Notary Pages Follow]

REAL ESTATE TRANSFER TAX		27-Feb-2018
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
25-33-116-055-0000   20170901629524   1-510-586-912		

REAL ESTATE TRANSFER TAX		23-Feb-2018
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *
25-33-116-055-0000   20170901629524   1-719-263-168		

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

JA

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IN WITNESS WHEREOF, the Grantors have caused this instrument to be signed this 21<sup>st</sup> day of September, 2017.

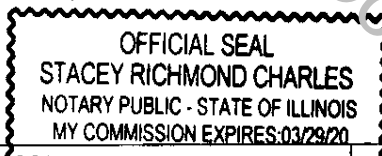
Marjorie Conner  
MARJORIE CONNER

State of Illinois )  
) SS.  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **MARJORIE CONNER**, personally known to me to be the same person whose name is 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 own 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 21<sup>st</sup> day of September, 2017.

Commission expires March 29, 2020



Stacey Richmond Charles  
Notary Public

<p>Exempt from Illinois Real Estate Transfer Taxes under 35 ILCS 200/31-45(e), and from Cook County Real Estate Transfer Taxes under Sec. 6.E, and from Chicago Real Property Transfer Tax under 3-33-060(E)</p>	<p>Send Subsequent Tax Bills To:</p> <p><u>Franklin Associates LLC</u> (Name)</p> <p><u>21200 S. Lagrange Ste 219</u> (Address)</p> <p><u>Frankfort, IL 60423</u> (City, State, Zip)</p>
<p><u>Marjorie Conner</u> Seller or Legal Representative</p>	
<p>Dated: <u>September 21</u>, 2017</p>	

Prepared by Sch. 77 Hardin Law Firm + Notarized by them

# UNOFFICIAL COPY

## 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: 09 | 21 | 2017

SIGNATURE: Maryjorie Conner  
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:

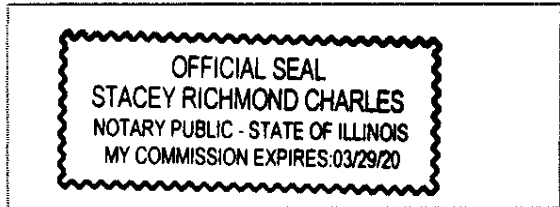
Stacey Richmond Charles

By the said (Name of Grantor): Maryjorie Conner

AFFIX NOTARY STAMP BELOW

On this date of: 09 | 21 | 2017

NOTARY SIGNATURE: Stacey Richmond Charles



### 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: 09 | 21 | 2017

SIGNATURE: Maryjorie Conner  
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:

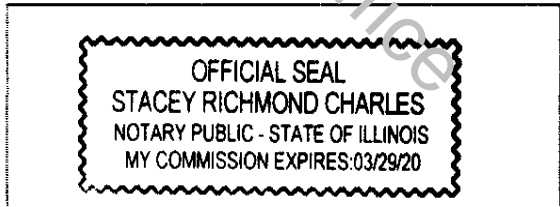
Stacey Richmond Charles

By the said (Name of Grantee): Maryjorie Conner

AFFIX NOTARY STAMP BELOW

On this date of: 09 | 21 | 2017

NOTARY SIGNATURE: Stacey Richmond Charles



### 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)**)