

UNOFFICIAL COPY

INSTRUMENT PREPARED BY:
Gloria D. Robinson
18661 Cedar Ave.
Country Club Hills, Illinois
60478



Doc# 1807257145 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/13/2018 01:52 PM PG: 1 OF 4

RETURN INSTRUMENT TO:
Gloria D. Robinson
18661 Cedar Ave.
Country Club Hills, Illinois
60478

Space Above This Line for Recorder's Use Only (55 ILCS 5/412002)

QUIT CLAIM

The Grantor, Gloria D. Robinson, a married woman, with an address of 18661 Cedar Ave., Country Club Hills, Illinois 60478, for and in consideration of love and affection for the Grantees described herein and no other consideration, hereby conveys and warrants unto Gloria D. Robinson, a married woman, with an address of 18661 Cedar Ave., Country Club Hills, Illinois 60478 and Ashley M. Robinson, an unmarried woman, with an address of 840 Elder Road, Unit A203, Homewood, Illinois 60430, as joint tenants with right of survivorship (collectively, the "Grantees"), the real property situated in Cook County, Illinois, described as follows (the "Property"):

UNIT A203 AS DELINEATED ON PLAT OF SURVEY OF CERTAIN PORTIONS OF LOT 1 IN HOMEWOOD LAKEWOOD, BEING A SUBDIVISION OF THAT PART OF THE NORTH 820.77 FEET OF THE SOUTH 1240.50 FEET OF THE WEST 590.00 FEET OF THE EAST 885.90 FEET OF THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD AND LYING WEST OF THE WEST LINE OF HALSTED STREET SUBDIVISION, ALL IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY ATTACHED AS EXHIBIT AA TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY BEVERLY

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BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 9, 1971 AND KNOWN AS TRUSH NO.8-3046, WHICH SURVEY DECLARATION OF CONDOMINIUM OWNERSHIP WAS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO.22332382 AND AMENDED FROM TIME TO TIME TOGETHER WITH AN UNDIVIDED .5192 PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS

Property Tax Number: 29324060431179

Commonly Known As (Property Address): 840 Elder Road, Unit A203, Homewood, IL 60430

TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantor, either in law or equity, to the proper use, benefit, and behalf of the Grantees and Grantees' successors and assigns, forever.

The Property is not the homestead of Grantor.

This conveyance is subject to the following:

1. Any liens described in this deed as being either assumed by Grantees or subject to which title is taken by Grantees;
2. All validly existing easements, rights-of-way, and prescriptive rights, whether or not of record;
3. All other presently recorded and validly existing restrictive covenants and reservations of oil, gas, and other minerals that affect the Property;
4. All other presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property;
5. Taxes and assessments for the current year and all subsequent years, which Grantees agrees to pay; and
6. Zoning and other governmental regulations.

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This quit claim is intended to constitute a general quit claim that includes all of the covenants described in 765 ILCS 5/9, except as to reservations and exceptions described herein.

Signed by the Grantor, Gloria D. Robinson, on Dec 29, 2017.

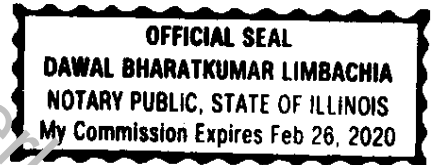
Gloria D. Robinson
Gloria D. Robinson

STATE OF ILLINOIS
COUNTY OF ~~COOK~~ Will ^{DI}

The foregoing instrument was acknowledged before me on Dec 29th, 2017, by Gloria D. Robinson.

D. Buehig
Notary Public

RETURN FUTURE TAX BILLS TO:
Gloria D. Robinson
18661 Cedar Ave.
Country Club Hills, Illinois 60478



REAL ESTATE TRANSFER TAX EXEMPTION STATEMENT

This transfer is exempt from Illinois Real Estate Transfer Tax under the provisions of 35 ILCS 200/31-45(e) for the following reason: The actual consideration (amount paid) for the property is less than \$100.

3-13-18
Date

Glor Robinson
Signature of Purchaser/Grantee,
Seller/Grantor, or Representative of Either
Party

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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: 12 | 29 | 2017

SIGNATURE: Gloria D. Robinson
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:

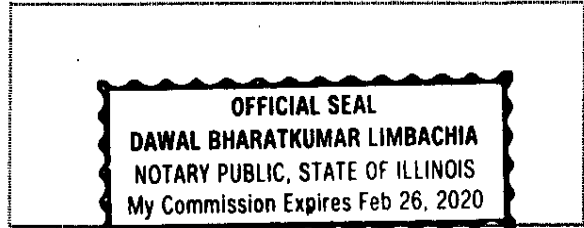
Dawal B. Limbachia

By the said (Name of Grantor): Gloria D. Robinson

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 29 | 2017

NOTARY SIGNATURE: Dawal B. Limbachia



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: 12 | 29 | 2017

SIGNATURE: Gloria D. Robinson
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:

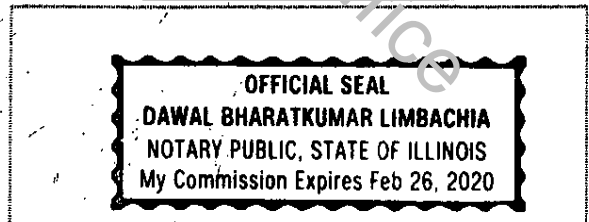
Dawal B. Limbachia

By the said (Name of Grantee): Gloria D. Robinson

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 29 | 2017

NOTARY SIGNATURE: Dawal B. Limbachia



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)**