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Doc#: 1808547005 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/26/2018 09:09 AM Pg: 1 of 4

Dec ID 20180301625259
ST/CO Stamp 1-911-060-000

Return To
Percy Dixon and
Annie Dixon
2108 S 23rd Ave.
Broadview, IL 60155

This Instrument Prepared by:
Timothy P. McHugh, LTD
Attorney
360 W. Butterfield #300
Elmhurst, IL 60126

Mail Tax Statements To:
Percy Dixon and
Annie Dixon
2108 S 23rd Ave.
Broadview, IL 60155

This space for recording information only

Order #: RLC-1800353

QUITCLAIM DEED

(E)
Tax Exempt under 13-1-6
Percy Dixon aka Parry Dixon
PERCY DIXON a/k/a
PARRY DIXON
Date 3/5/18

GRANTORS,

PERCY DIXON a/k/a PARRY DIXON, a married man, who acquired title without martial status, herein joined by his spouse ANNIE DIXON
2108 S 23rd Ave.
Broadview, IL 60155

for and in consideration of ZERO AND 00/100 DOLLARS (\$0.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to

GRANTEES,

PERCY DIXON and ANNIE DIXON, husband and wife, as joint tenants
2108 S 23rd Ave.
Broadview, IL 60155

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PIN: 15-15-325-018-0000

Property Address: 2108 S 23rd Ave., Broadview, IL 60155

Preparer has examined no underlying title documentation regarding this deed

RLC1800353

FIDELITY NATIONAL TITLE

TRANSFER STAMP
CERTIFICATION OF COMPLIANCE
Village of Broadview
3/5/18

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IN TESTIMONY WHEREOF, witness the signature of the Grantor on the date first written above.

Percy Dixon AKA PARRY DIXON 3/5/18
PERCY DIXON a/k/a PARRY DIXON Date

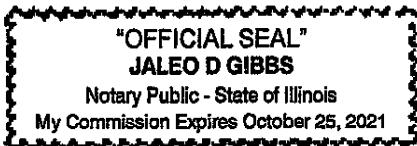
Annie Dixon 3/5/18
ANNIE DIXON Date

State of Illinois

County of Cook

REAL ESTATE TRANSFER TAX		22-Mar-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
15-15-315-018-0000 20180301625259 1-911-060-000		

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this 5 day of March, 2018, by PERCY DIXON a/k/a PARRY DIXON and ANNIE DIXON, who is personally known to me or produced IL DL as identification and who signed this instrument willingly.



[Signature]
NOTARY SIGNATURE

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

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EXHIBIT "A"

LOT 377 IN CUMMINGS AND FOREMAN REAL ESTATE CORPORATION ROOSEVELT ROAD AND 17TH AVENUE SUBDIVISION OF LOTS 1, 2, 3, 4, 5, 7 AND 8 IN OWNER'S PARTITION OF THE SOUTH 83.2 ACRES OF THE WEST ½ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

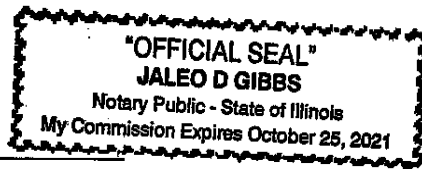
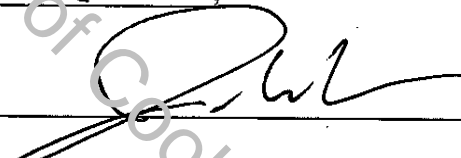
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 March 5, 2018 Signature:
Percy Dixon aka Parry Dixon

Grantor or Agent

Subscribed and sworn to before
Me by the said Percy Dixon aka Parry Dixon
this 5 day of March,
2018.

NOTARY PUBLIC



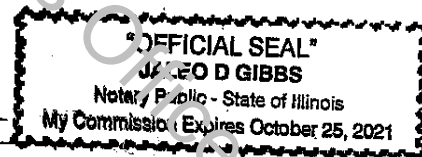
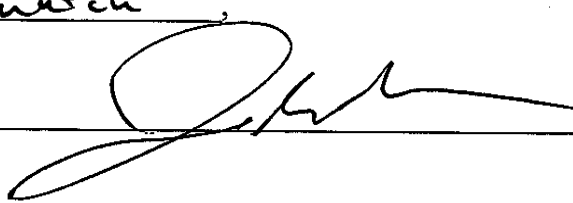
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or 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.

Date March 5, 2018 Signature:
Annie Dixon

Grantee or Agent

Subscribed and sworn to before
Me by the said Annie Dixon
This 5 day of March,
2018.

NOTARY PUBLIC



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)