

QUIT CLAIM DEED

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1907847001

Doc# 1907847001 Fee \$44.25

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

AFFIDAVIT FEE: \$2.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/19/2019 09:30 AM PG: 1 OF 3

REAL ESTATE TRANSFER TAX

19-Mar-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

31-24-205-013-0000 | 20190301625239 | 0-836-244-896

(The space above for Recorder's use only)

THE GRANTOR(S) Cynthia Phillips, Single, of the Village of Olympia Fields, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **QUIT CLAIMS** to Cynthia Phillips, Single, of 20828 Brookwood Drive, Olympia Fields, Illinois and Daniel Phillips, Single, of 20828 Brookwood Drive, Olympia Fields, Illinois, not in tenancy in common but in joint tenancy with right of survivorship the following described Real Estate situated in Cook County, Illinois, commonly known as 20828 Brookwood Drive, Olympia Fields, Illinois 60461, legally described as:

Lot 25 in Block 6 of Athenia Park, being a subdivision of the Northeast quarter of Section 24, Township 35 North, Range 13, East of the Third Principal Meridian, excepting the East 22.5 acres of the North 45 acres thereof, and also excepting thereof the following described tract: commencing at the Southeast corner of the above said 45 acres; thence South along the East line of said Section 24, 330 feet; thence West to the West line of the East half of the Northeast quarter of said Section; thence North 330 feet to the South line of the said 45 acres; thence East along the said south line to the point of beginning; according to the plat thereof recorded October 23, 1956 as Document 16734380, in Cook County, Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record and public and utility easements.

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

County-Illinois transfer stamps exempt under provisions of paragraph e Section 4, Real Estate Transfer Act.

Dated this 15th day of March, 2019


Cynthia Phillips

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Permanent Index Number (PIN): 31-24-205-013-0000

Address(es) of Real Estate: 20828 Brookwood Drive, Olympia Fields, Illinois 60461

STATE OF ILLINOIS)
)ss.
COUNTY OF Will)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Cynthia Phillips, Single, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 15th day of March, 2019

Commission expires 9/4/2021 Zachary Hamilton
NOTARY PUBLIC

This instrument was prepared by: Zachary Hamilton, Esq., 1274 Liberty Street, Crete, IL 60417

MAIL TO:

Cynthia Phillips
20828 Brookwood Dr
Olympia Fields, IL 60461

SEND SUBSEQUENT TAX BILLS TO:

Cynthia Phillips
20828 Brookwood Dr
Olympia Fields, IL 60461

OR

Recorder's Office Box No. _____



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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: 3 | 15 | 2019

SIGNATURE: *Cynthia Phillips*
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:

By the said (Name of Grantor): *Cynthia Phillips*

On this date of: 3 | 15 | 2019

NOTARY SIGNATURE: *Zachary Hamilton*

AFFIX NOTARY STAMP BELOW



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: 3 | 15 | 2019

SIGNATURE: *Daniel Phillips*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

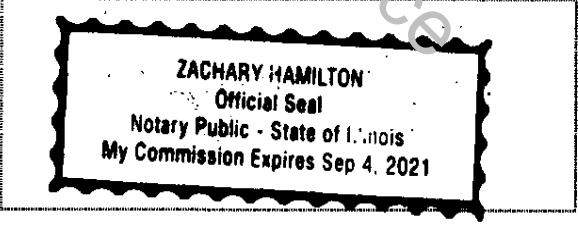
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): *Daniel Phillips*

On this date of: 3 | 15 | 2019

NOTARY SIGNATURE: *Zachary Hamilton*

AFFIX NOTARY STAMP BELOW



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)**