

UNOFFICIAL COPY

Quit Claim Deed

ILLINOIS STATUTORY

MAIL TO:

Charles D. Gordon Jr.
100 Park Ave Unit 406
Calumet City, Illinois 60409

NAME OF ADDRESS OF TAX PAPER:

Charles D. Gordon Jr.
100 Park Ave Unit 406
Calumet City, Illinois 60409



19100131580

Doc# 1910013158 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/10/2019 03:00 PM PG: 1 OF 3

(Above Space for Recorder's Use Only)

THE GRANTOR(S)

Cynthia Phillips -, of the Cook County of the State of Illinois for an in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM half interest to **Charles D. Gordon Jr.** , of the County Cook and the State of Illinois all interest in the following-described real estate

LEGAL DESCRIPTION

Legally described as follows: Parcel 1 UNIT 406 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL) LOT 2 EXCEPTING THERE FORE THAT PORTION LYING ABOVE A HORIZONTAL PLANE DRAWN AT ELEVATION 609.13 (U.S.G.S DATUM REFERENCED TO A BENCH MARK BEING THE BRASS PLUG AT CENTER LINE OF INTERSECTION OF 159TH STREET AND PAXTON AVENUE-ELEVATION-601.01) BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING IN THE SOUTHWEST CORNER OF SAID LOT 2 THENCE NORTH 18 DEGREES 15 MINUTES 08 SECONDS WEST 29 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE NORTH 71 DEGREES 44 MINUTES 52 SECONDS EAST 34.37 FEET , THENCE SOUTH 18 DEGREES 15 MINUTES 08 SECONDS EAST 29 FEET TO THE SOUTH LINE OF SAID LOT 2, THENCE SOUTH 71 DEGREES 44 MINUTES 52 SECONDS WEST 34.37 FEET TO THE POINT OF BEGINNING IN RIVER OAKS WEST UNIT 1 BEING A SUBDIVISION OF PART OF THE NORTH ¼ OF SECTION 24 AND THAT PART OF LOT 1 LYING NORTH OF THE LITTLE CALUMET RIVER IN THE SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 36, NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN , ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 8, 1971 AS DOCUMENT 2174484 IN COOK COUNTY, ILLINOIS , WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION ON CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 21073 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILL NO'S AS DOCUMENT 21712326 AS AMENDED TOGETHER WITH AN UNDIVIDED .63 PERCENT INTEREST OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION IN COOK COUNTY, ILLINOIS ALSO

PARCEL 2

EASEMENT FOR INGRESSES AND EGRESSES FOR THE BENEFIT OF PARCEL 1 OVER AND UPON LOT 4 IN RIVER OAKS WEST UNIT SUBDIVISION AFORESAID AND AS SET FORTH IN THE DECLARATION RECORDED NOVEMBER 15, 1971 AS DOCUMENT 21712326 AS AMENDED, WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING THEREFORE ALL OF THE LAND AND SPACE COMPRISING THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

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

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever, not as joint tenants or tenants by the entirety, but as tenants in common.

Permanent Index Number: 29-24-100-018-1173

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Address(es) of Real Estate: **100 Park Ave Unit 406 , Calumet City, Illinois 60409**


Dated this **10th** day of **December 2015**


Cynthia Phillips

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 personally known to me to be the same person(s) whose name(s) **Cynthia Phillips**, subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they sealed and delivered the said instrument as their 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 **10** day of **December, 2015**



Commission expires **3/15/17**


NOTARY PUBLIC

REAL ESTATE TRANSFER TAX

 **54363 4-9-19**
Calumet City • City of Homes \$ **4**



REAL ESTATE TRANSFER TAX		10-Apr-2019	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00

29-24-100-018-1173 | 20190401643869 | 0-874-140-576

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 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 12/10, 2015

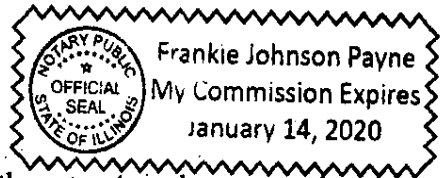
Signature: Cynthia Phillips
Grantor or Agent

Subscribed and sworn to before me

By the said CYNTHIA PHILLIPS

This 10th day of December, 2015

Notary Public Frankie Johnson Payne



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.

Date 12/10, 2015

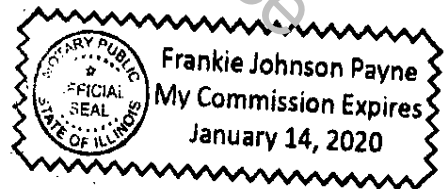
Signature: Charles Gordon
Grantee or Agent

Subscribed and sworn to before me

By the said CHARLES GORDON

This 10th day of December, 2015

Notary Public Frankie Johnson Payne



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)