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Doc# 1916413075 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/13/2019 02:26 PM PG: 1 OF 5

Prepared By

Robin Alexander
10400 S Oglesby Avenue
Chicago, Illinois
60617

After Recording Return To

Richard Phifer
6938 S Dorchester Avenue unit 1N
Chicago, Illinois
60637

Space Above This Line for Recorder's Use

ILLINOIS QUIT CLAIM DEED

State of Illinois

Cook County No

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Eighteen Dollars (\$18.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

Robin Alexander, a single individual, residing at 10400 S Oglesby Avenue, Chicago, Illinois, 60617.



The receipt whereof is hereby acknowledged, the undersigned hereby conveys and quitclaims to Richard Phifer, a single individual, residing at 6938 S Dorchester Avenue unit 1, Chicago, Illinois, 60637 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Cook County, Illinois, to-wit:


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Condo duplex unit located 6938 S Dorchester Avenue, unit 1

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Grantor's Signature *Robin Alexander* Date May 2nd 2019
 Print Name: Robin Alexander
 Address: 10400 S Oglesby Avenue, Chicago, Illinois, 60617

REAL ESTATE TRANSFER TAX		13-Jun-2019
		COUNTRY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
20-23-412-076-1001 20190601602081 0-099 / 13-120		

REAL ESTATE TRANSFER TAX		13-Jun-2019
	CHICAGO:	0.00
		CTA:
		0.00
		TOTAL:
		0.00 *
20-23-412-076-1001 20190601602081 0-898-949-216		

State of Illinois)
 County of Cook)

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

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robin Alexander whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

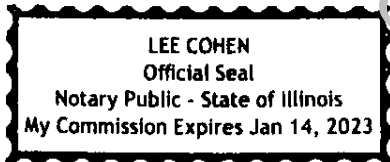
Given under my hand this 12th day of June, 2019.

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COOK COUNTY
RECORDER OF DEEDS

 _____ (SEAL)
Notary Public

My Commission Expires: January 14, 2023



COOK COUNTY
RECORDER OF DEEDS

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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: 06 | 13 | 2019

SIGNATURE: *Ruben Alexander*
GRANTOR or AGENT

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

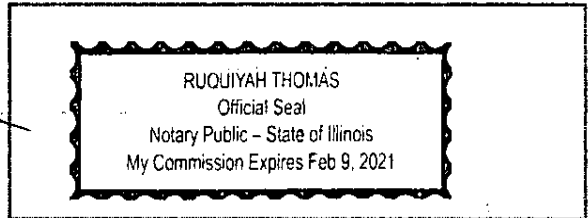
Subscribed and sworn to before me, Name of Notary Public: *Ruqiyah Thomas*

By the said (Name of Grantor): *Rubin Alexander*

On this date of: 06 | 13 | 2019

NOTARY SIGNATURE: *[Signature]*

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: 06 | 13 | 2019

SIGNATURE: *Richard Phiber*
GRANTEE or AGENT

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

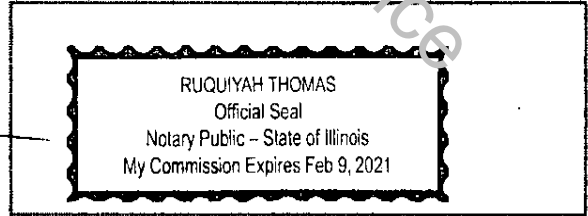
Subscribed and sworn to before me, Name of Notary Public: *Ruqiyah Thomas*

By the said (Name of Grantee): *Richard Phiber*

On this date of: 06 | 13 | 2019

NOTARY SIGNATURE: *[Signature]*

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)**)

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PARCEL 1:
LOTS 38 AND 39 IN BLOCK 2 IN SCAMMON AND DICKEY'S SUBDIVISION OF ALL THAT PART OF THE WEST HALF OF THE SOUTHEAST ¼ OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPLE MERIDIAN, LYING EAST OF THE ILLINOIS CENTRAL RAILROAD, (EXCEPT 1 ACRE IN THE NORTHEAST PART), ACCORDING TO THE PLAT THEREOF RECORDED JUNE 17, 1873 AS DOCUMENTED NO. 109423, IN COOK COUNTY, ILLINOIS.

WHEREAS, Trust intends to, and does hereby submit such real estate together with all buildings, structures, improvements and other permanent fixtures of whatsoever kind thereon, and all rights and privileges belonging or in anyway pertaining thereto, to the provisions of the Illinois Condominium Property Act; and

WHEREAS, Trust desires to establish certain rights and easements in, over and upon said real estate for the benefit of itself and all future owners of any part of said real estate, and any unit or units therein;

Property of Cook County Clerk's Office