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19346130760

ILLINOIS QUIT CLAIM DEED
(Individual to Individual(s))

Doc# 1934613076 Fee \$77.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/12/2019 01:10 PM PG: 1 OF 3

Prepared By:
Law Office of Theodore London
c/o Theodore London
1718 East 87th Street
Chicago, Illinois 60617

Return To:
Percy Thomas
16508 Michigan Avenue
South Holland, Illinois 60473

STATE OF ILLINOIS)
)
COUNTY OF COOK)

Case No. 2019P 007773

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, We:



Name: Estate of Shirley M. Thomas
City/State/Zip: 16508 Michigan Avenue
South Holland, Illinois 60473

Married Unmarried

The Heirs at Law of the Estate of Percy Thomas., (s), hereinafter referred to as "Grantor(s)", does hereby convey and quitclaim unto, **Percy Thomas**, whose mailing address is 16508 Michigan Avenue., South Holland, Illinois 60473, **Phillip Thomas** whose mailing address is 3934 Shoemaker Court., Marietta, Georgia 30062, as joint tenants, all right, title and interest in the following described tract or parcel of real estate, lying and being situated in COOK County, ILLNOIS to-wit:

Parcel No. 20-32-230-010-0000
Property Address: 8233 South Green Street
Chicago, Illinois 60620

REAL ESTATE TRANSFER TAX 12-Dec-2019

| | | | |
|---|--|----------|------|
|  |  | COUNTY | 0.00 |
| | | ILLINOIS | 0.00 |
| | | TOTAL | 0.00 |

Legal Description:

20-32-230-010-0000 | 20191201668842 | 165-645-728

LOT 31 IN BLOCK 16 IN CHESTER HIGHLAND 3RD ADDITION TO AUBURN PARK BEING A SUBDIVISION OF THE EAST 78 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

ILLINOIS Quit Claim Deed
Prepared For (Heirs at Law of The Estate of Shirley M. Thomas)
Prepared By: The Law Office of Theodore London & Associates, Chicago, IL (773) 721-3333

Dated: November 5, 2019


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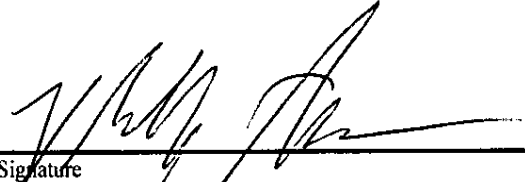
This conveyance is **SUBJECT** to all easements, roadways, servitudes, restrictive covenants and oil, gas and other mineral reservations, exceptions, conveyances and leases of record or obvious on reasonable inspection of the subject property.

Ad valorem taxes as of the date of sale have been prorated between Grantor and Grantees and are assumed by Grantees herein.

Date: 5th day of November 2019



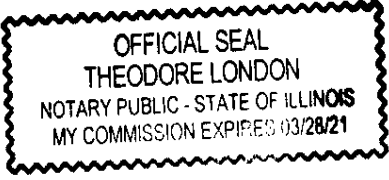
 Signature
 Percy Thomas
 Type or Print Name Heir at Law

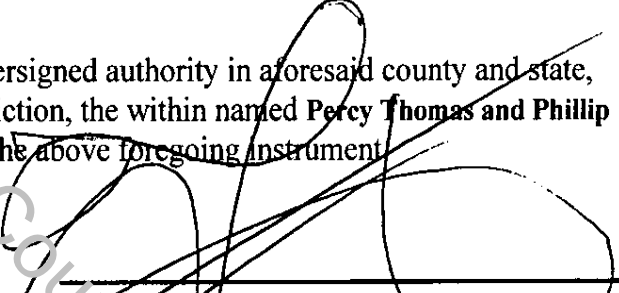


 Signature
 Phillip Thomas
 Type or Print Name Heir at Law


STATE OF ILLINOIS)
)
 COUNTY OF COOK)

Personally appeared before me, the undersigned authority in aforesaid county and state, this 5th day of November 2019, within my jurisdiction, the within named Percy Thomas and Phillip Thomas who acknowledged that they executed the above foregoing instrument.





 Notary Public
 My Commission Expires March 28, 2021

| REAL ESTATE TRANSFER TAX | | 12-Dec-2019 |
|---|----------|-------------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |

20-32-230-010-0000 | 20191201668842 | 0-501-392-736
 * Total does not include any applicable penalty or interest due.

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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 a 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 11/5/2019

Signature *Danette Bond*
Grantor or Agent

Subscribed and sworn to before me
by the said party this 5th day
of NOVEMBER 2019
Notary Public *[Signature]*



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 a 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 11/5/2019

Signature *Danette Bond*
Grantee or Agent

Subscribed and sworn to before me
by the said party this 5th day
of NOVEMBER 2019
Notary Public *[Signature]*



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 a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of the Real Estate Transfer Tax Law, 35 ILCS 200/31-1 et seq.]