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QUIT CLAIM DEED (Statutory Illinois)

Doc#: 1935013003 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/16/2019 09:27 AM Pg: 1 of 4

Dec ID 20191101644081
ST/CO Stamp 0-843-379-040

Property of Cook County

(The space above for Recorder's use only)

THE GRANTOR(S), RONALD S. SIMPSON and MINNIE SIMPSON, husband and wife, of 5900 Lakebluff Drive, Unit 2B, Tinley Park, IL 60477, for and in consideration of the sum of **TEN AND 00/100 (\$10.00) DOLLARS**, and other good and valuable consideration in hand paid, **CONVEYS and QUIT CLAIMS** to **ALICIA SIMS**, a single woman of 6159 Sunflower Drive, Matteson, IL 60443, and **RONALD S. SIMPSON and MINNIE SIMPSON**, husband and wife, of 5900 Lakebluff Drive, Unit 2B, Tinley Park, IL 60477, as joint tenants, the following described Real Estate situated in Cook County, Illinois, commonly known as, 6159 Sunflower Drive, Matteson, IL 60443, legally described as:



LOT 270 IN CREEKSIDE SUBDIVISION PHASE III, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 31-17-320-001-0000

Address of Real Estate: 6159 Sunflower Drive, Matteson, IL 60443

Subject to covenants, conditions and restrictions of record and any current or future real estate taxes.

1/2 Chicago Title
190184892

REAL ESTATE TRANSFER TAX		14-Nov-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
31-17-320-001-0000 20191101644081 0-843-379-040		

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Dated this 8th day of November, 2019.

Ronald S. Simpson (SEAL)
RONALD S. SIMPSON

Minnie Simpson (SEAL)
MINNIE SIMPSON

STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RONALD S. SIMPSON and MINNIE SIMPSON, personally known to me to be the same person/s whose name/s is/are subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, 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 8th day of November, 2019.

Commission expires 7/29/23

[Signature]
NOTARY PUBLIC

OFFICIAL SEAL
MATTHEW H SZEJDA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES JUL. 29, 2023

Exempt under provisions of Paragraph E, Section 4, of the Real Estate Transfer Tax Act.

11/13/19
Date

[Signature]
Buyer, Seller or Representative

TITLE NOT EXAMINED BY PREPARER. DIVORCE DECREE, IF ANY, NOT EXAMINED BY PREPARER. INFORMATION FURNISHED.

This instrument was prepared by:
Michael W. Brady, Attorney
M. W. Brady Law Firm, P.C
20950 S. Frankfort Square Road, Unit B
Frankfort, Illinois 60423

MAIL TO:

Alicia Sims
1659 Sunflower Dr.
Matteson IL 60443

SEND SUBSEQUENT TAX BILLS TO:

4 ↙ _____

OR

Recorder's Office Box No. _____

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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 Grantor 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.

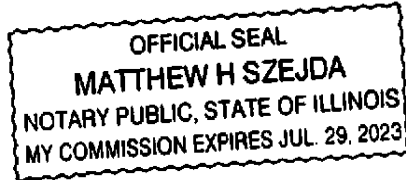
Dated: 8th of November, 2019

Signature: Ronald P. Simpson
Grantor or Agent

Minnie Simpson

Subscribed and sworn to before me by the said Grantor this 8th 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 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: 8th of November 2019

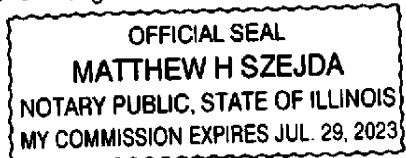
Signature: Ronald P. Simpson
Grantee or Agent

Minnie Simpson

Subscribed and sworn to before me by the said Grantee this 8th day of November, 2019.

Notary Public [Signature]

Alicia Luna



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

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LEGAL DESCRIPTION

Order No.: 19018489RL

For APN/Parcel ID(s): 31-17-320-001-0000

LOT 270 IN CREEKSIDE SUBDIVISION PHASE III, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office