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QUIT CLAIM DEED STATUTORY (ILLINOIS)



Doc# 2003606042 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/05/2020 10:17 AM PG: 1 OF 4

Property of Cook County Clerk's Office

THE GRANTOR(S), LFM BUILDERS LLC, an Illinois Limited Liability Company, in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid CONVEY(S) AND QUIT CLAIM(S) to WILLIAM J. PHILLIPS, all interest in the following described real estate situated in the County of COOK, State of ILLINOIS, to wit:



SEE ATTACHED LEGAL DESCRIPTION

COMMONLY KNOWN AS: 6544 South Drexel Avenue, Chicago, IL 60637
PIN: 20-23-113-032-0000


Subject To: General Taxes for 2017 and subsequent years; installments, if any, not due at the date hereof or any special tax or assessments for improvements heretofore completed, building lines and building line restrictions of record; zoning and building laws and ordinances; private, public and utility easements; covenants and restrictions of record as to use and occupancy.

EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35 ILCS 200/31-45 SUB PAR. COOK COUNTY ORDINANCE 93-0-27 PAR. E, AUGUST 17, 2006.

Dated this 20th day of September, 2019.

REAL ESTATE TRANSFER TAX		05-Feb-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-23-113-032-0000 20200201608357 1-307-884-384		

[SIGNATURE PAGE TO FOLLOW]

REAL ESTATE TRANSFER TAX		05-Feb-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
20-23-113-032-0000 20200201608357 1-557-363-552		

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

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JASMINE LAYNE, MEMBER

(SEAL)



WILLIAM PHILLIPS, MEMBER

(SEAL)

State of IL)
) ss
County of Cook)

I, the undersigned, a Notary Public in and for said County, DO HEREBY CERTIFY that Jasmine Layne and William Phillips is (are) personally known to me to be the same individual(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the purposes and uses set forth therein, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 22th day of Nov., 2019.



NOTARY PUBLIC



Prepared by: Shara D. H. Kamal, Esq.
WFML, P. C.
1333 Burr Ridge Parkway, Suite 200
Burr Ridge, IL 60527
(630) 756-3141

RETURN DEED to:

WFML, PC
5113 S. Harper Ave, DC
Chicago, IL 60615

MAIL TAX BILL to:

William Phillips
2449 Omaha St
Burr Ridge, IL 60527

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EXHIBIT "A"

Legal Description

THE NORTH HALF OF LOT 10 IN BLOCK 7 IN WOODLAWN RIDGE SUBDIVISION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated January 7, 2020 Signature: *William Phillips*
Grantor or Agent

Subscribed and sworn to before me by the
said William Phillips
this 7th day of January 2020



[Signature]
Notary Public

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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated January 7, 2020 Signature: *William Phillips*
Grantee or Agent

Subscribed and sworn to before me by the
said William Phillips
this 7th day of January 2020



[Signature]
Notary Public

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.]