

# UNOFFICIAL COPY

**After Recording Return to:**

First American Title Company  
Attn: Recording Team  
4795 Regent Blvd.  
Irving, TX 75063

**Instrument Prepared By:**

Kevin T. Kavanaugh, Esq.  
3331 W. Big Beaver, Ste. 109  
Troy, MI 48084  
Licensed in IL, Bar ID No. 6280331

**Mail Tax Statements To:**

Lawrence N. Hill  
7112 S. Luella Ave.  
Chicago, IL 60649

**Tax Parcel ID Number:**

20-25-202-012-0000

**Order Number:**

1046490LV-D1



Doc# 2005222119 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/21/2020 02:25 PM PG: 1 OF 4

## QUIT CLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: *Anita J. Hill*, date 2-7-2020 **S** Y  
ANITA J. HILL **P** 4

Dated this 7th day of February, 2020. WITNESSETH, that ANITA J. HILL, NOT PERSONALLY BUT AS TRUSTEE OF THE ANITA J. HILL TRUST, UNDER TRUST AGREEMENT DATED FEBRUARY 19, 2007, AN UNDIVIDED ONE-HALF (1/2) INTEREST, whose address is 7112 South Luella Ave., Chicago, IL 60649, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of TEN (\$10.00) DOLLARS, in hand paid, the receipt of which is hereby acknowledged, does hereby warrant, grant, bargain, sell, assign, remiss, release, convey and confirm unto LAWRENCE N. HILL, NOT PERSONALLY BUT AS TRUSTEE OF THE LAWRENCE N. HILL TRUST, UNDER TRUST AGREEMENT DATED FEBRUARY 19, 2007, whose address is 7112 South Luella Ave., Chicago, IL 60649, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in the County of Cook, State of Illinois, commonly known as 7112 South Luella Ave., Chicago, IL 60649, and legally described as follows, to wit:

**S** Y  
**P** 4  
**S**      
**M** X  
**SC**      
**E** X  
**INITIA** *[Signature]*

The following described property:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

REAL ESTATE TRANSFER TAX	21-Feb-2020
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00

REAL ESTATE TRANSFER TAX	21-Feb-2020
	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

20-25-202-012-0000 | 20200201616979 | 1-858-867-040

20-25-202-012-0000 | 20200201616979 | 1-455-591-264

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

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

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor on the date first written above.

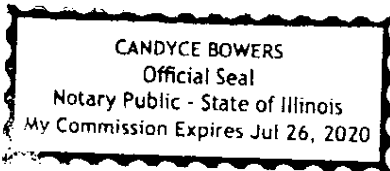
Grantor:

**ANITA J. HILL, NOT PERSONALLY BUT AS TRUSTEE OF THE ANITA J. HILL TRUST, UNDER TRUST AGREEMENT DATED FEBRUARY 19, 2007**

STATE OF Illinois )  
COUNTY OF Cook ) ss.

I, Candyce Bowers a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that ANITA J. HILL, NOT PERSONALLY BUT AS TRUSTEE OF THE ANITA J. HILL TRUST, UNDER TRUST AGREEMENT DATED FEBRUARY 19, 2007, whose identity was proven through identification to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her 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 official seal this 7<sup>th</sup> day of February 2020.



Notary Public  
My commission expires: July 26 2020

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## EXHIBIT A LEGAL DESCRIPTION

The Land referred to herein below is situated in the City of CHICAGO, County of COOK, State of Illinois, and is described as follows:

THE SOUTH 30 FEET OF LOT 3 AND THE NORTH 10 FEET OF LOT 4 IN BLOCK 2 IN COLUMBIA ADDITION TO SOUTH SHORE, BEING A SUBDIVISION OF THE WEST ½ OF BLOCKS 1 AND 4 OF STAVE AND KLEMM'S SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

APN: 20-25-202-012-0000

Property of Cook County Clerk's Office

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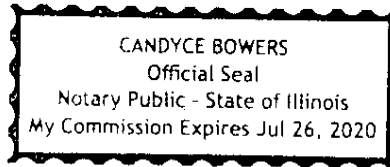
## STATEMENT BY GRANTOR AND GRANTEE

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 February 7, 2020

Signature: [Handwritten Signature]  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said Candyce Bowers  
This 7<sup>th</sup> day of February, 2020  
Notary Public [Handwritten Signature]

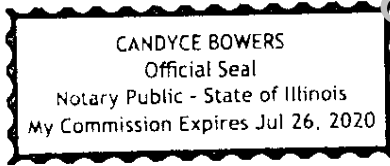


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date February 7, 2020

Signature: [Handwritten Signature]  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said Candyce Bowers  
This 7<sup>th</sup> day of February, 2020  
Notary Public [Handwritten 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 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.)