

# UNOFFICIAL COPY

Doc#. 2018810071 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/06/2020 12:53 PM Pg: 1 of 4

**AFTER RECORDING RETURN TO:**

Vylla Title, LLC  
25 Enterprise, Suite 301  
Aliso Viejo, CA 92656  
File No. 101-10200200

Dec ID 20200601692277  
ST/CO Stamp 0-238-682-848  
City Stamp 0-909-771-488

**MAIL TAX STATEMENTS TO:**

**Larry Reed and Audrey Reed**  
7557 South Merrill Ave  
Chicago, IL 60649

**Name & Address of Preparer:**

Carlos Del Rio, Esq.  
8940 Main Street  
Clarence, NY 14031  
716-634-3405

Parcel ID No.: 20-25-403-017

## QUIT CLAIM DEED

THIS DEED made and entered into on this 17 day of MAY, 2020, by and between **Larry Reed and Audrey Reed, who erroneously acquired title as Adrey Reed, husband and wife, as joint tenants with right of survivorship and not as tenants in common**, a mailing address of 7557 South Merrill Ave, Chicago, IL 60649, hereinafter referred to as Grantor(s) and **Larry Reed and Audrey Reed, husband and wife, as joint tenants with right of survivorship and not as tenants in common**, a mailing address of 7557 South Merrill Ave, Chicago, IL 60649, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, ILLINOIS:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Commonly known as: 7557 South Merrill Ave, Chicago, IL 60649

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

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"Exempt under provisions of Paragraph e"  
Section 31-45; Real Estate Transfer Tax Act

05-04-2020  
Date

Audrey Reed  
Signature of Buyer, Seller or Representative

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 4<sup>th</sup> day  
of MAY, 20 2020 *CR CR*

Larry Reed  
Larry Reed

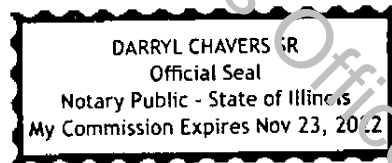
Audrey Reed  
Audrey Reed, who erroneously acquired title as Adrey Reed

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Larry Reed and Audrey Reed, who erroneously acquired title as Adrey Reed is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 4<sup>th</sup> day of MAY, 2020.

Darryl Chavers  
Notary Public  
My commission expires: 11-23-22



No title exam performed by the preparer. Legal description and party's names provided by the party.

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**EXHIBIT A**  
**LEGAL DESCRIPTION**

Lot 25 and the South 11 feet of Lot 26 in Block 1 in Binford's subdivision of Block 1 in Carolyn's Subdivision of the West half of the Southeast Quarter of Section 25, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

APN: 20-25-403-017

PROPERTY COMMONLY KNOWN AS: 7557 South Merrill Ave, Chicago, IL 60649

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

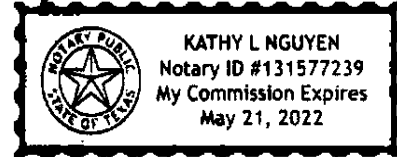
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 May 27, 2020

Signature: \_\_\_\_\_

**Grantor or Agent**

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 27 day of May, 2020  
Notary Public \_\_\_\_\_



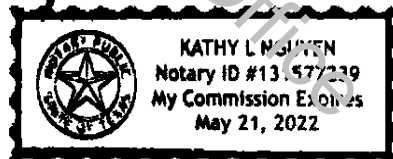
The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire 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 May 27, 2020

Signature: \_\_\_\_\_

**Grantee or Agent**

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 27 day of May, 2020  
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.)