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2019815017

Doc# 2019815017 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/16/2020 10:43 AM PG: 1 OF 3

Quit Claim Deed

ILLINOIS STATUTORY

MAIL TO:

Jon P Younan
5700 N Lincoln Ave
Suite 217
Chicago, IL 60659

NAME & ADDRESS OF TAXPAYER:

James M Carlson and Jose Flores
4110 Park Avenue
Brookfield, IL 60513

THE GRANTOR James M Carlson

of the of Brookfield, of the Cook County of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEYS AND QUIT CLAIMS TO

James M Carlson and Jose Flores as Joint Tenants with Rights to Survivorship

of the Cook County and the State of Illinois, all interest in the following described real estate situation in the County of Cook, in the State of Illinois, to wit:

(LEGAL DESCRIPTION)

LOT 52 (EXCEPT THE SOUTH 8 FEET THEREOF) IN BLOCK 2 IN ROOSEVELT PARK, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 3/4 AND OF THE EAST 1/2 OF THE NORTHWEST 1/4 SOUTH OF OGDEN AVENUE, OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 20, 1920 AS DOCUMENT 6741594, ALL IN COOK COUNTY, ILLINOIS.

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

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever, not as tenants in common or tenants by the entirety, but as joint tenants.

Permanent Index Number(s): 18-03-216-061-0000

Property Address: 4110 Park Avenue, Brookfield, IL 60513

Dated this 8 day of May, 2020

James M. Carlson

James M Carlson

(Print or type name here)

(Seal)

(Print or type name here)

(Seal)

(Print or type name here)

REAL ESTATE TRANSFER TAX

16-Jul-2020



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

18-03-216-061-0000

| 20200601697225 |

1-454-118-624

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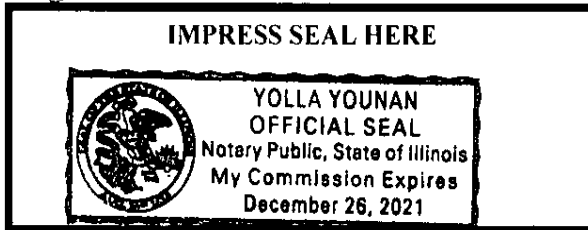
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT James M Carlson personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 notarial seal this 27th day of May, 2020

[Handwritten Signature]

Notary Public
My commission expires on December 26, 2021



If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:

JP Younan & Associates
Jon P Younan
5700 N Lincoln Ave
Suite 217
Chicago, IL 60659

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E1 SECTION 31-45, PROPERTY TAX CODE.

DATE: May 8, 2020
[Handwritten Signature]
Signature of Buyer, Seller or Representative.

This conveyance must contain the name and address of the Grantee for tax billing purposes (55ILCS 5/3-5020) and the name and address of the person preparing the instrument, (55ILCS 5/3-5022)

Property Of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 5 | 8 | 20 20

SIGNATURE: James M. Carlson
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

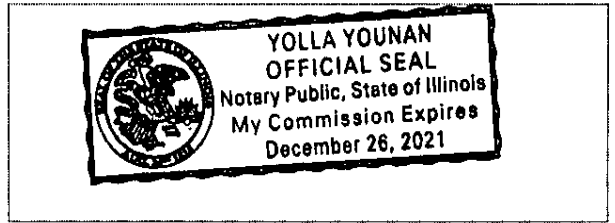
Subscribed and sworn to before me, Name of Notary Public: YOLLA YOUNAN

By the said (Name of Grantor): James M Carlson

On this date of: May 10, 20 20

NOTARY SIGNATURE: Yolla Younan

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 5 | 8 | 20 20

SIGNATURE: James M. Carlson
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

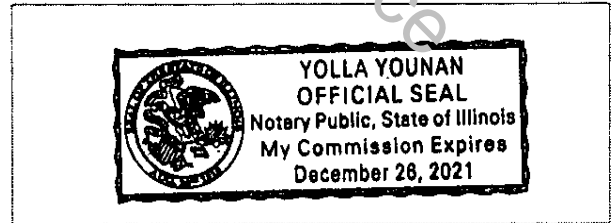
Subscribed and sworn to before me, Name of Notary Public: Yolla Younan

By the said (Name of Grantee): James M Carlson

On this date of: May 8, 20 20

NOTARY SIGNATURE: Yolla Younan

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**