

# UNOFFICIAL COPY

Doc#. 2019820055 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/16/2020 09:38 AM Pg: 1 of 9  
Dec ID 20200401661693

AFTER RECORDING RETURN TO:  
Title First Agency  
2944 Fuller Ave, Ste 200  
Grand Rapids, MI 49505  
File No. 2076879

MAIL TAX STATEMENTS TO:  
**Mary T. Sheehan**  
7704 West 66th Street  
Bedford Park, IL 60501

Name & Address of Preparer:  
Carlos Del Rio, Esq.  
8940 Main Street  
Clarence, NY 14031  
716-634-3405

Parcel ID No.: 18-24-111-034-0000

## QUITCLAIM DEED

This Quitclaim Deed is being recorded pursuant to a Divorce under Case Number  
19-D 530828.

THIS DEED made and entered into on this 10<sup>th</sup> day of APRIL, 2020, by and between  
**Daniel Sheehan, an unmarried man and Mary T. Sheehan, an unmarried woman, who acquired  
title as husband and wife, not as joint tenants or tenants in common but as tenants by the entirety,** a  
mailing address of 7704 West 66th Street, Bedford Park, IL 60501, hereinafter referred to as Grantor(s)  
and **Mary T. Sheehan, an unmarried woman,** a mailing address of 7704 West 66th Street, Bedford  
Park, IL 60501, 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: 7704 West 66th Street, Bedford Park, IL 60501

Prior instrument reference: Document Number 0901555047, Recorded: 01/15/2009

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

# UNOFFICIAL COPY

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.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois, if any.

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

4/16/2020  
Date

[Signature]  
Signature of Buyer, Seller or Representative

DANIEL SHEEHAN

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 16th day of April, 2020.

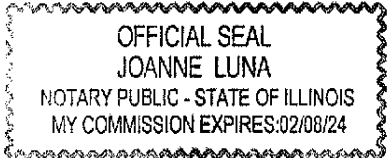
[Signature]  
Daniel Sheehan

STATE OF IL  
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Daniel Sheehan, 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 16th day of April 2020

[Signature]  
Notary Public JOANNE LUNA  
My commission expires: 02/08/24



# UNOFFICIAL COPY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 16<sup>th</sup> day of April, 2020.

Mary T Sheehan  
Mary T. Sheehan

STATE OF IL  
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Mary T. Sheehan, 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 16<sup>th</sup> day of April 2020.

Joanne Luna  
Notary Public JOANNE LUNA  
My commission expires: 02/08/24



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

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

ALL THE REAL PROPERTY IN THE COUNTY OF COOK AND STATE OF ILLINOIS,  
DESCRIBED AS FOLLOWS:

LOT 134 IN BEDFORD PARK, BEING A SUBDIVISION OF PART OF THE NORTHWEST  
QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 3,  
1921 AS DOCUMENT 7163575, IN COOK COUNTY, ILLINOIS.

PARCEL ID NUMBER: 18-24-111-034-0000

PROPERTY COMMONLY KNOWN AS: 7704 WEST 66TH STREET, BEDFORD PARK, IL  
60501

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

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 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.

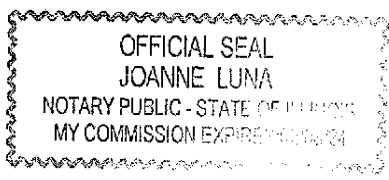
Dated April 16th, 2020.

Signature: [Signature]  
Grantor, or Agent  
DANIEL SHEEHAN

Subscribed and sworn to before me by the said Daniel Sheehan

This 16th day of April, 2020.

[Signature]  
Notary Public JOANNE LUNA  
My commission expires: 02/08/24



The Grantee or her/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.

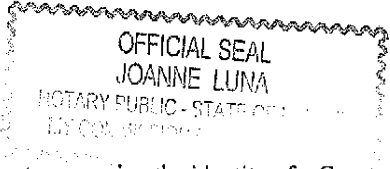
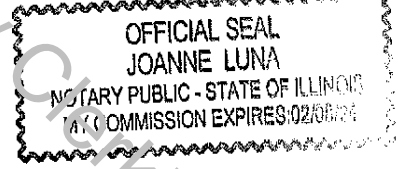
Dated April 16, 2020.

Signature: [Signature]  
Grantee, or Agent  
MARY T. SHEEHAN

Subscribed and sworn to before me by the said MARY T. SHEEHAN

This 16th day of April, 2020.

[Signature]  
Notary Public JOANNE LUNA  
My commission expires: 02/08/24



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.)

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT (Pursuant to 765 ILCS 205/1)

STATE OF ILLINOIS )  
COUNTY OF COOK )

MARY T. SHEEHAN, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 7704 W. 66th St. Bedford Park, IL 60451.  
Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below:

- A. The sale or exchange is of **an entire tract of land** not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. One of the following exemptions from 765 ILCS 205/1 (b) applies:
  - 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involved any new streets or easements of access.
  - 2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
  - 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
  - 4. The conveyance is of parcels of and or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
  - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
  - 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
  - 7. The conveyance is made to correct descriptions in prior conveyances.
  - 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
  - 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
  - 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
  - 11. Other: \_\_\_\_\_

C. The division does not meet any of the above criteria and must have county approval (page 2).  
Legal description prepared by: \_\_\_\_\_

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of COOK County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me Joanne Luna  
this 16th day of April, 2020.

Signature of Notary Public: Joanne Luna  
Signature of Affiant: Mary T. Sheehan

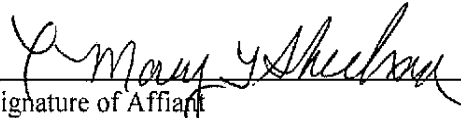
OFFICIAL SEAL  
JOANNE LUNA  
NOTARY PUBLIC - STATE OF ILLINOIS  
COMMISSION EXPIRES: 02/08/24

MARY T. SHEEHAN

# UNOFFICIAL COPY

For exemptions requiring approval:

- Plat officer approval is required and attached.
- Plat officer approval is not required because parcel is located wholly within municipal limits of \_\_\_\_\_, which does not require plat office review.
- Agricultural exemption certificate attached.

  
 \_\_\_\_\_  
 Signature of Affiant

For municipal approval:

If the property is located within a municipality (or 1.5 miles of it), local ordinances may apply. *If exception 9 is used*, it is required that this land division be reviewed and approved by the participating municipality. Each municipality has five (5) business days to review deed(s) and return. If the five-day limit expires, Maps & Plats will process the deed upon proof of date submitted to municipality.

Date submitted to municipality(s) \_\_\_\_\_  Municipality jurisdiction  
 County jurisdiction

Municipality (s) with jurisdiction: \_\_\_\_\_

_____	_____	_____
Planning official's signature	Printed name	Date

_____	_____	_____
Planning official's signature	Printed name	Date

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****VILLAGE OF BEDFORD PARK****Real Estate Transfer Tax Request**

6701 S Archer Rd, Bedford Park, IL 60501 Phone: (708) 458-2067 Fax (708) 458-2079 www.villageofbedfordpark.com

DECLARATION

EXEMPTION

**INSTRUCTIONS:**

1. This form must be filled out completely, signed by at least one of the grantees (buyers), signed by at least one of the grantors (sellers), and presented to the Village Clerk or other designated agent at the time of purchase of real estate transfer stamps as required by the Bedford Park Real Estate Transfer Tax Ordinance No. 96-977. The stamps must be affixed to the deed and this form attached when the title is recorded.
2. The full and actual amount of consideration or the transaction is the amount upon which the tax is to be computed. Both the full actual consideration of the transaction and the amount of the tax stamps required must be stated on the declaration.
3. An inspection of the premises prior to closing, must be completed by the Village Building Coordinator to ensure that there is compliance with all the building code ordinances. Ordinances can be found online under Village Code at [www.villageofbedfordpark.com](http://www.villageofbedfordpark.com) for your convenience.
4. The buyer must contact the Village Hall to update the emergency contact and water utility information immediately.
5. For additional information, please contact the Village Hall Monday-Friday 7:30am-3:30pm at the above number.

Applicant's Name: Mary T. Sheehan Phone: 708-670-2001  
 Address of Property: 7704 West 66th St. Bedford Park IL 60501  
 Permanent Property Index Number: 18-24-111-034-0000  
 Date of Deed: 4-16-2020 Type of Deed: QUIT CLAIM DEED  
 Full and actual consideration (include amount of mortgage and value of liabilities assumed): \_\_\_\_\_

<b>OFFICE USE ONLY:</b>	
Amount of Tax Due for each stamp is fifty (\$50.00) dollars: <u>N/A</u>	
Final Inspection: <u>N/A</u>	Final Utility Payment: <u>N/A</u>
Date: <u>4/15/20</u>	By (Initials): <u>JS</u>



# UNOFFICIAL COPY

NOTE: The Village of Bedford Park Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Section 2D of the ordinance. To claim one of the exemptions complete the appropriate blanks below:

I hereby declare that this transaction is exempt from taxation under the Bedford Park Real Estate Tax Ordinance No. 96-977 by Paragraph(s) \_\_\_\_\_ of Section 2D of said ordinance.

Details of exemption claimed (explain):

QUIT CLAIM DEED - DIVORCE  
NO FUNDS EXCHANGED

We hereby declare the full and actual consideration and above facts contained in this declaration to be true and correct.

Daniel T Sheehan  
Grantor (seller) Print Name

746 S. BOACH LAGRANB PARK, IL 60526  
Address and Zip

708-477-1728  
Phone No.

DANNY TSHEEHAN@yahoo.com  
Email

[Signature]  
Signature of Grantor (seller)

04/15-2020  
Date

Mary T Sheehan  
Grantee (buyer) Print Name

7707 W 66th St Bedford Park IL 60501  
Address and Zip

708 670-2001  
Phone No.

MJHEX119P@WILLIAMSPIPLWSCH001.08  
Email

[Signature]  
Signature of Grantee (buyer or agent)

April 15 2020  
Date