

# UNOFFICIAL COPY

Return To  
Lakeisha S. Simmons  
12934 S Aberdeen St.  
Calumet Park, IL 60827

Doc#: 2020913105 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/27/2020 10:31 AM Pg: 1 of 5

This Instrument Prepared by:  
Timothy P. McHugh, LTD  
Attorney  
360 W. Butterfield #300  
Elmhurst, IL 60126

Dec ID 20200501682405  
ST/CO Stamp 0-573-623-520

Mail Tax Statements To:  
Lakeisha S. Simmons  
12934 S Aberdeen St.  
Calumet Park, IL 60827

This space for recording information only

Order #: OC20013200

## QUITCLAIM DEED

  
LAKEISHA S. SIMMONS

15 MAY 2020  
Date

### GRANTOR,

FELICIA SMITH-SIMMONS and GEORGE SIMMONS, JR. wife and husband and LAKEISHA S. SIMMONS, single, as tenants in common  
12934 S Aberdeen St.  
Calumet Park, IL 60827

for and in consideration of ZERO AND 00/100 DOLLARS (\$0.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to

Real Estate Transfer Tax

### GRANTEE,

LAKEISHA S. SIMMONS, single  
12934 S Aberdeen St.  
Calumet Park, IL 60827



EXEMPT

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

### LEGAL DESCRIPTION:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PIN: 25-32-220-005-0000  
Street Address: 12934 S Aberdeen St., Calumet Park, IL 60827

Preparer has examined no underlying title documentation regarding this deed

FIDELITY NATIONAL TITLE OC20013200

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

*Felicia Smith Simmons*  
FELICIA SMITH-SIMMONS

05-15-2020  
Date

*George Simmons Jr*  
GEORGE SIMMONS, JR.

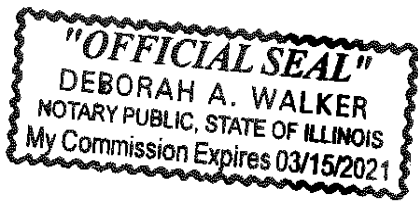
May 15-2020  
Date

State of Illinois

County of COOK

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this may 15<sup>th</sup>, 2020, FELICIA SMITH SIMMONS and GEORGE SIMMONS, JR. who is personally known to me or has produced IL Drivers License as identification and who signed this instrument willingly.

*Deborah A. Walker*  
NOTARY SIGNATURE - *Deborah A. Walker*



HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4 OF THE REAL ESTATE TRANSFER TAX ACT

REAL ESTATE TRANSFER TAX	18-May-2020	0.00
COUNTY:	ILLINOIS:	0.00
TOTAL:		0.00
25-32-220-005-0000   20200501682405   0-573-623-520		

# UNOFFICIAL COPY

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

*Lakeisha S. Simmons*  
LAKEISHA S. SIMMONS

15-MAY-2020  
Date

State of Illinois

County of COOK

I hereby certify that the foregoing deed and consideration statement acknowledged and sworn before me this May 15, 2020, LAKEISHA S. SIMMONS who is personally known to me or has produced IL-Driver's license as identification and who signed this instrument willingly.



*Deborah A. Walker*  
NOTARY SIGNATURE - *Deborah A. Walker*

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

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## EXHIBIT "A"

LOT 5 IN DARLENE'S SUBDIVISION, BEING A RESUBDIVISION OF PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 assignment of beneficial interest in land trust is either a. natural person, and 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.

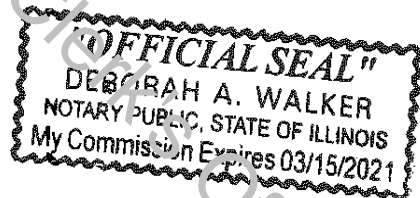
Dated May 15<sup>th</sup>, 2020  
Signature: *Deborah A. Walker*  
Grantor or Agent  
Subscribed and sworn to before  
Me by the said Felicia Smith-Simmons  
this 15 day of May, 2020.



NOTARY PUBLIC *Deborah A. Walker*

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 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.

Date May 15<sup>th</sup>, 2020  
Signature: *Keisha S. Simmons*  
Grantee or Agent  
Subscribed and sworn to before  
Me by the said LaKeisha S. Simmons  
This 15 day of May, 2020.



NOTARY PUBLIC *Deborah A. Walker*

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)