

UNOFFICIAL COPY

Doc#. 2031507227 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/10/2020 09:19 AM Pg: 1 of 5

Dec ID 20200901694277
ST/CO Stamp 1-569-815-008

QUIT CLAIM DEED
ILLINOIS STATUTORY

41054768 1/2

GIT

THE three GRANTOR(S), WANE W. WARD, of the City of Oak Forest, County of Cook, State of Illinois and BRIAN J. RATLEPH and BRANDY RATLEPH, a married couple of the City of Oak Forest, County of Cook, State of Illinois, with title being held altogether as Joint Tenants, for and in consideration of Ten and 00/100 Dollars and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM to BRIAN J. RATLEPH and BRANDY RATLEPH, a(n) married couple, of the City of Oak Forest, County of Cook, State of Illinois, as Tenants by the Entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record, Public and utility easements and roads and highways

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

Permanent Real Estate Index Number(s): 28-21-103-023-0000
Address(es) of Real Estate: 15940 Latrobe Avenue, Oak Forest, IL 60452

*This is NOT homestead property for WANE W. WARD

Signed: 8-26-2020

Brian J. Ratleph
Grantor - BRIAN J. RATLEPH

Date: 8/26/20

Brandy Ratleph
Grantor - BRANDY RATLEPH

Date: 8/26/2020

Wane W. Ward
Grantor - WANE W. WARD

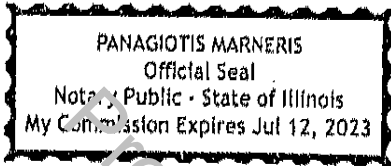
Date: 8-26-20

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT BRIAN J. RATLEPH, personally known 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 they signed, sealed and delivered the said instrument as their 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 official seal, this 26 day of August, 20 20.



[Signature] (Notary Public)

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT BRANDY RATLEPH, personally known 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 they signed, sealed and delivered the said instrument as their 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 official seal, this 26 day of August, 20 20.

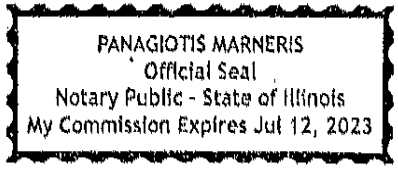


[Signature] (Notary Public)

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT WANE W. WARD, personally known 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 they signed, sealed and delivered the said instrument as their 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 official seal, this 26 day of August, 20 20.



[Signature] (Notary Public)

Prepared by:
The Gunderson Law Firm
2155 W. Roscoe St.
Ste. 1-South
Chicago, IL 60618

Name and Address of Taxpayer: and Mail Deed to
BRIAN J. RATLEPH and BRANDY RATLEPH
15940 Latrobe Avenue, Oak Forest, IL 60452

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EXHIBIT A: LEGAL DESCRIPTION

THE NORTH 1/2 OF LOT 13 IN BLOCK 2 IN WYMAN'S WOODS SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

14-Sep-2020



COUNTY: 0.00

ILLINOIS: 0.00

TOTAL: 0.00

28-21-103-023-0000

| 20200901694277

| 1-569-815-008

"EXEMPT UNDER PROVISIONS OF
PARAGRAPH e, SEC. 4 OF THE
REAL ESTATE TRANSFER ACT"
DATE 8/26/20 BY [Signature]

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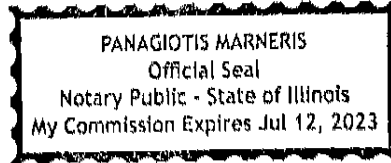
STATEMENTS BY GRANTOR(S)

The grantor or their agent affirms that, to the best of their knowledge, the name of the grantee(s) 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: 8/26/20

Signature: Brian J. Ratleph
BRIAN J. RATLEPH

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Brian J Ratleph
THIS 26 DAY OF August,
20 20



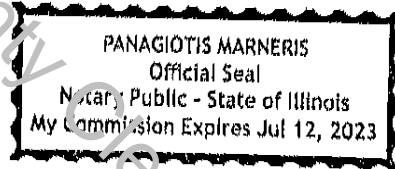
NOTARY PUBLIC: [Signature]

The grantor or their agent affirms that, to the best of their knowledge, the name of the grantee(s) 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: 8/26/2020

Signature: Brandy Ratleph
BRANDY RATLEPH

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Brandy Ratleph
THIS 26 DAY OF August,
20 20



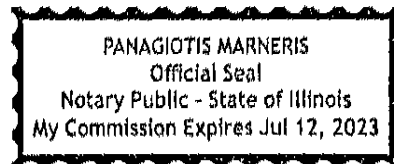
NOTARY PUBLIC: [Signature]

The grantor or their agent affirms that, to the best of their knowledge, the name of the grantee(s) 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: 8-26-20

Signature: Wane W. Ward
WANE W. WARD

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Wayne W. Ward
THIS 26 DAY OF August,
20 20



NOTARY PUBLIC: [Signature]

UNOFFICIAL COPY

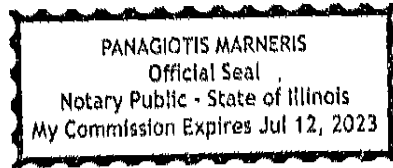
STATEMENTS BY GRANTEE(S)

The grantee or their agent affirms and verifies that the name of the grantee(s) 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: 8/26/20

Signature: Brian J. Ratleph
BRIAN J. RATLEPH

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Brian J. Ratleph
THIS 26 DAY OF August,
20 20



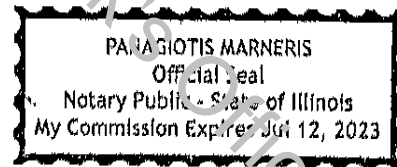
NOTARY PUBLIC [Signature]

The grantee or their agent affirms and verifies that the name of the grantee(s) 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: 8/26/2020

Signature: Brandy Ratleph
BRANDY RATLEPH

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Brandy Ratleph
THIS 26 DAY OF August,
20 20



NOTARY PUBLIC: [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 a Class A misdemeanor for subsequent offenses.

Attached to deed or ABI to be recorded in _____, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.