

# UNOFFICIAL COPY

## QUIT CLAIM DEED

Doc#: 2032421201 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/19/2020 10:31 AM Pg: 1 of 4

Dec ID 20200901610871

THE GRANTORS, THE HEIRS OF ALLEN BROWN, of the City of Calumet Park, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS and NO CENTS (\$10.00) and other good and valuable consideration, in hand paid, CONVEY and QUIT CLAIM to:

PHILLIP A. BROWN, WILLIAM A. BROWN and JUANITA A. BROWN, not as Tenants in Common, but in Joint Tenancy, of the City of Calumet Park, County of Cook, State of Illinois.

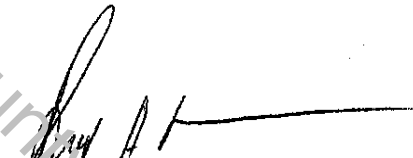
All interest in fee simple in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 3 IN FISHER'S SUBDIVISION, A SUBDIVISION OF THE NORTH 300 FEET OF THE WEST HALF OF THE SOUTH TWO FIFTHS OF THE EAST HALF OF THE NORTH HALF OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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

Permanent Index Number: 25-32-118-014-0000  
Address of Real Estate: 12809 S. Bishop, Calumet Park, IL 60627

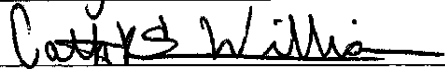
DATED this 24 day of August, 2020.

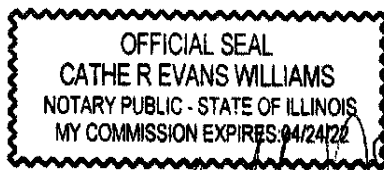
  
\_\_\_\_\_  
PHILLIP A. BROWN, HEIR, GRANTOR


State of Illinois, County of Cook S.S.

I, the undersigned, a Notary Public in and for said County, in the aforesaid State DO HEREBY CERTIFY that PHILLIP A. BROWN, 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 acknowledge 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.

SUBSCRIBED and SWORN before me this 24 day of August, 2020.

  
\_\_\_\_\_  
NOTARY PUBLIC

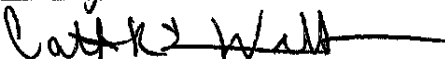


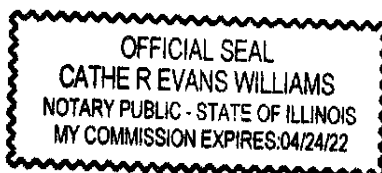
  
\_\_\_\_\_  
WILLIAM A. BROWN, HEIR, GRANTOR

State of Illinois, County of Cook S.S.

I, the undersigned, a Notary Public in and for said County, in the aforesaid State DO HEREBY CERTIFY that WILLIAM A. BROWN, 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 acknowledge 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.

SUBSCRIBED and SWORN before me this 24 day of August, 2020.

  
\_\_\_\_\_  
NOTARY PUBLIC



Real Estate Transfer Tax



EXEMPT

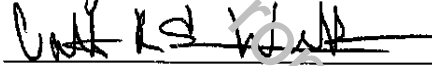
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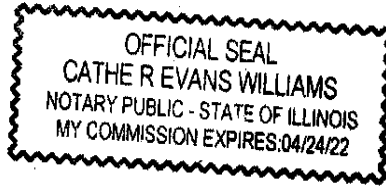
  
\_\_\_\_\_  
JUANITA A. BROWN, HEIR, GRANTOR

State of Illinois, County of Cook S.S.

I, the undersigned, a Notary Public in and for said County, in the aforesaid State DO HEREBY CERTIFY that **JUANITA A. BROWN**, 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 acknowledge 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.

SUBSCRIBED and SWORN before me this 24 day of August, 2020.

  
\_\_\_\_\_  
NOTARY PUBLIC

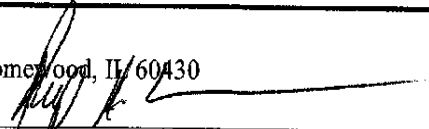


This instrument was prepared by Cathie R. Evans Williams, 2024 Hickory Road, Suite 306, Homewood, IL 60430

SEND TAX BILL TO: Phillip A. Brown, 12809 S. Bishop, Calumet Park, IL 60827

MAIL TO: The Evans Williams Law Group, LLC, 2024 Hickory Road, Suite 306, Homewood, IL 60430

Exempt under provisions, paragraph E, Section 4, Real Estate Transfer Tax Act

  
\_\_\_\_\_  
Signature of Grantor, Grantee or Representative

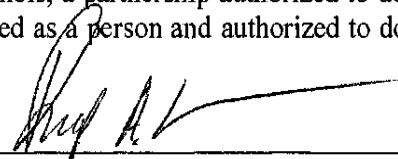
Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

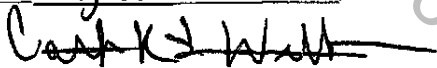
The grantor(s) or their agent(s) affirms that, to the best of their knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title 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.

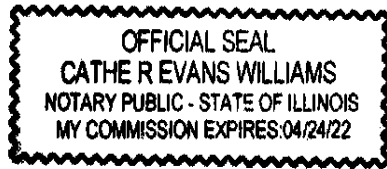
Date: August 24, 2020

Signature:   
Grantor, PHILLIP A. BROWN

State of Illinois, County of Cook S.S.

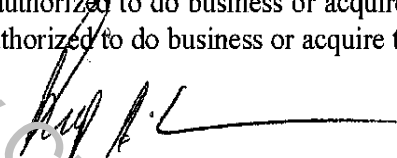
I, the undersigned, a Notary Public in and for said County, in the aforesaid State DO HEREBY CERTIFY that **PHILLIP A. BROWN**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that he signed, sealed 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.

SUBSCRIBED and SWORN before me this 24 day of August, 2020.  
  
NOTARY PUBLIC



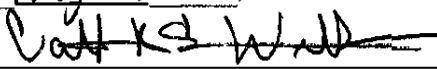
The grantee(s) or their agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

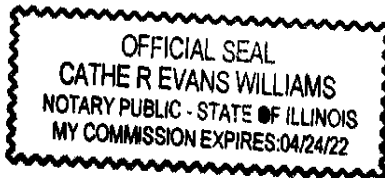
Date: August 24, 2020

Signature:   
PHILLIP A. BROWN, Grantee

State of Illinois, County of Cook S.S.

I, the undersigned, a Notary Public in and for said County, in the aforesaid State DO HEREBY CERTIFY that **PHILLIP A. BROWN**, 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 acknowledge 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.

SUBSCRIBED and SWORN before me this 24 day of August, 2020.  
  
NOTARY PUBLIC



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STATE OF ILLINOIS, )  
 )  
COUNTY OF COOK, )

### AFFIDAVIT OF HEIRSHIP

I, PHILLIP A. BROWN, under penalties of perjury states as follows:

1. The decedent, ALLEN KEVIN BROWN, died in Calurnet Park, IL on February 9, 2020, at the age of 60 years old without a will.
2. I am of legal age. I reside at 12809 S. Bishop, Calurnet Park, Illinois 60827. I am the son of the decedent.
3. The decedent married once and only once to Sylvia L. Brown, and the parties divorced on May 24, 2013.
4. That of said marriage, three children were born and none adopted, namely:
  - a. Phillip A. Brown, a son of legal age and competent;
  - b. William A. Brown, a son of legal age and competent;
  - c. Juanita A. Brown, a daughter of legal age and competent.
5. That decedent did not have any other children.

To the best of my knowledge and based on the foregoing, decedent left surviving as her only heirs the following, all of whom survived the decedent, and in the absence of an indication to the contrary, are of legal age and mentally competent:

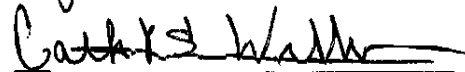
Phillip A. Brown  
William A. Brown  
Juanita A. Brown



\_\_\_\_\_  
AFFIANT, PHILLIP A. BROWN

Signed and sworn to before me

August 24, 2020.



NOTARY PUBLIC

(Seal)

