

# UNOFFICIAL COPY

Doc#: 2035216237 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/17/2020 03:21 PM Pg: 1 of 8

Recording Requested by &  
When Recorded Return To:  
Indecomm Global Services  
as Recording Agent Only  
1427 Energy Park Drive  
St. Paul, MN 55108  
IGS #:

Dec ID 20200501676189

City Stamp 1-227-949-792

Property of Cook County Clerk's Office

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QUIT CLAIM DEED  
(Document Title)

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When Recorded Return to:  
 Indecomm Global Services  
 As Recording Agent Only  
 1260 Energy Lane  
 St. Paul, MN 55108

File Number: 67493875

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law,  
 3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:  
 AMROCK  
 662 Woodward Ave.  
 Detroit, MI 48226

Record 1st  
 81587883

Mail Tax Statements To: Vanessa Perkins: 7710 S SEELEY AVE, CHICAGO, IL 60620-5747

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
 20-30-310-032-0000

~~67493875~~ - QUITCLAIM DEED  
 5745756

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

Vanessa Perkins, as Trustee Under The Declaration Of Vanessa Perkins Land Trust, Dated December 7, 2015, whose mailing address is 7710 S SEELEY AVE, CHICAGO, IL 60620-5747, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to Vanessa Perkins, an unmarried woman, hereinafter grantee, whose tax mailing address is 7710 S SEELEY AVE, CHICAGO, IL 60620-5747, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Tax Id Number(s): 20-30-310-032-0000

Land situated in the County of Cook in the State of IL

LOT 4 IN BLOCK 42 IN STOLTNER'S SUBDIVISION OF BLOCKS 41 AND 42 IN

**UNOFFICIAL COPY**

DEWEY AND VANCE'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE 33 FEET THEREOF RESERVED FOR RAILROAD RIGHT OF WAY; ALSO EXCEPT THE RIGHT OF WAY OF THE PITTSBURGH, CINCINNATI AND ST. LOUIS RAILROAD ALSO EXCEPT THE SOUTH 10 RODS OF THE WEST 16 RODS OF THE SOUTH 1/2 OF SECTION 30 AFORESAID RESERVED FOR SCHOOL LOTS) IN COOK COUNTY, ILLINOIS

Commonly known as: 7710 S SEELEY AVE, CHICAGO, IL 60620-5747

Prior instrument reference: 1605045074

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

REAL ESTATE TRANSFER TAX	14-Jul-2020
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00*



20-30-310-032-0000 | 20200501676189 | 1-227-949-792

\* Total does not include any applicable penalty or interest due.

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Executed by the undersigned on May 21, 2020:

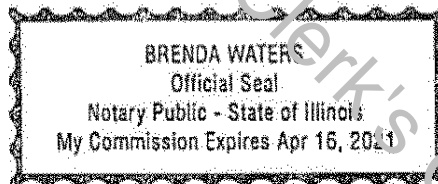
Vanessa Perkins

Vanessa Perkins, as Trustee Under The Declaration Of Vanessa Perkins Land Trust, Dated December 7, 2015

STATE OF Illinois  
COUNTY OF COOK

The foregoing instrument was acknowledged before me on May 21, 2020, 2020 by Vanessa Perkins, as Trustee Under The Declaration Of Vanessa Perkins Land Trust, Dated December 7, 2015 who is personally known to me or has produced IL DL (P625-8606-5813) as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Brenda Waters  
Notary Public



\*U07327495\*

1371 6/5/2020 81587883/1

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**MUNICIPAL TRANSFER STAMP**  
(If Required)

**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: \_\_\_\_\_

\_\_\_\_\_  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

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## AFFIDAVIT - PLAT ACT

### RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

ss

COUNTY OF COOK)

Vanessa Perkins, being duly sworn on oath, states that she resides at 7710 S SEELEY AVE, CHICAGO, IL 60620-5747 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. 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.
4. The sale or exchange of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land 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.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations 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 a survey of said single lot having been made by a registered land surveyor.

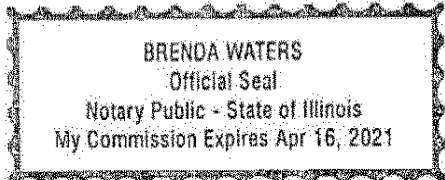
CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of COOK County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

*Vanessa Perkins*  
Vanessa Perkins,

SUBSCRIBED AND SWORN to before me this 21 day of May, 2020

*Brenda Waters*  
Notary Public  
My commission expires: April 16, 2021



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## STATEMENT BY GRANTOR AND GRANTEE

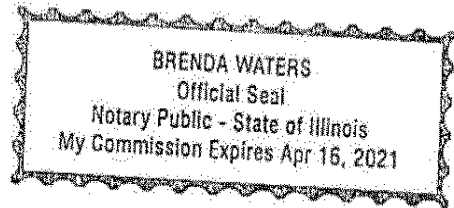
The GRANTOR or his agent affirms that, to the best of his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 May 21, 2020 Signature: Vanessa Jenkins  
Grantor or Agent

Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me  
by the said, Vanessa Jenkins,  
this 21 day of May, 2020

Notary Public: Brenda Waters



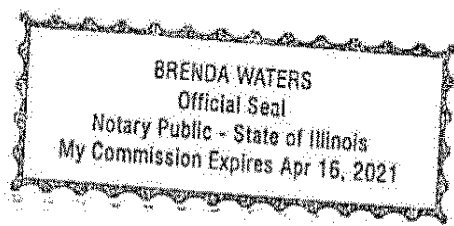
The GRANTEE or his agent affirms that, to the best of his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 May 21, 2020 Signature: Vanessa Jenkins  
Grantee or Agent

Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me  
by the said, Vanessa Jenkins,  
this 21 day of May, 2020

Notary Public: Brenda Waters



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

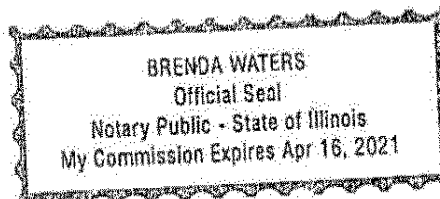
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or 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 21, 2020, 2020

Vanessa Perkins  
Signature of Grantor or Agent



Subscribed and sworn to before  
Me by the said Vanessa Perkins  
this 21 day of May,  
2020.

NOTARY PUBLIC Brenda Waters

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 21, 2020  
Vanessa Perkins  
Signature of Grantee or Agent

Subscribed and sworn to before  
Me by the said Vanessa Perkins  
This 21 day of May,  
2020.

NOTARY PUBLIC Brenda Waters

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.)

