

UNOFFICIAL COPY

QUIT CLAIM DEED
ILLINOIS STATUTORY
JOINT TENANCY



2036419001D

Doc# 2036419001 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/29/2020 10:03 AM PG: 1 OF 3

THE GRANTOR, MABLE L. FRANKLIN, A/K/A MABLE L. PEARSON, a widow, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to MABLE L. PEARSON and NORRIS FRANKLIN, her son, not in Tenancy in Common, but in JOINT TENANCY, in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 73 IN EDWARD E. SMITH'S SUBDIVISION OF BLOCK 11 IN HITT'S SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; Party wall rights and agreements; Existing leases and tenancies.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not tenancy in common, but in joint tenancy forever

Permanent Real Estate Index Number(s): 25-08-418-018-0000

Address(es) of Real Estate: 10149 S. Aberdeen Street
Chicago, IL. 60643

Dated this 24th day June 2020

By Mable L. Franklin / Mable L. Pearson
MABLE L. FRANKLIN, A/K/A MABLE L. PEARSON



First American
Title Insurance Company

Quit Claim Deed – Joint Tenancy

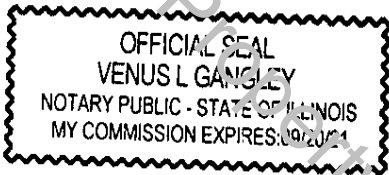
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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MABLE L. FRANKLIN, A/K/A MABLE L. PEARSON, 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 acknowledged that she signed, sealed and delivered the said instrument as her 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 24th day of JUNE 2020.



Venus L. Gangley

Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31-45, REAL ESTATE TRANSFER TAX LAW
DATE: JUNE 24, 2020

Morris Frank


Signature of Buyer, Seller or Representative

Prepared by:

DURMAN Z. JACKSON, III
Attorney at Law
18753 May Avenue
Homewood, IL 60430

Mail to:

DURMAN Z. JACKSON, III
Attorney at Law
18753 May Avenue
Homewood, IL 60430



REAL ESTATE TRANSFER TAX		29-Dec-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

25-08-418-018-0000 | 20201201600397 | 2-106-220-512

* Total does not include any applicable penalty or interest due

Name and Address of Taxpayer:

MABLE L. PEARSON
10149 S. Aberdeen Street
Chicago, IL. 60643

REAL ESTATE TRANSFER TAX		29-Dec-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

25-08-418-018-0000 | 20201201600397 | 0-303-865-824



First American
Title Insurance Company

Quit Claim Deed – Joint Tenancy

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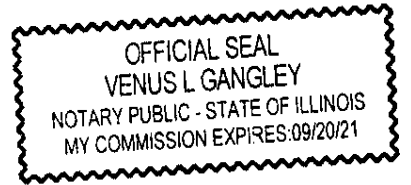
STATEMENT BY GRANTOR AND GRANTEE

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 October 24, 2020

Signature: Mable L. Pearson
Grantor or Agent

Subscribed and sworn to before
Me by the said Mable L. Pearson
this 24th day of October,
2020.



NOTARY PUBLIC

Venus L. Gangle

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.

Dated October 24, 2020

Signature: Norris Franklin
Grantee or Agent

Subscribed and sworn to before
Me by the said Norris Franklin
this 24th day of October,
2020.



NOTARY PUBLIC

Venus L. Gangle

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.)