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QUIT CLAIM DEED

ILLINOIS STATUTORY

Doc#: 2100401084 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 01/04/2021 11:31 AM Pg: 1 of 4

MAIL TO:

JAMES WHEELER
413 Dorchester
Glenwood, IL 60425

Dec ID 20201201675822

ST/CO Stamp 1-159-006-176

NAME & ADDRESS OF TAXPAYER:

JAMES WHEELER
413 Dorchester
Glenwood, IL 60425

THE GRANTOR, **JLD REALESTATE LLC**, an Illinois Limited Liability Company and erroneously named JLD REAL ESTATE LLC on the grantee clause of the deed recorded as document 0716247184, created and existing under and by virtue of the laws of the State of ILLINOIS, and duly authorized to transact business in the State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable consideration, and pursuant to authority given by the Manager of the Limited Liability Company, does hereby CONVEY AND QUIT CLAIM to **JAMES WHEELER and LORRIE WHEELER**, of 413 Dorchester, Glenwood, IL 60425, in the County of Cook, State of Illinois, as joint tenants, all interest in the following described real estate in the County of Cook, in the State of Illinois to wit:

LOTS 17 AND 18 IN BLOCK 17 IN PIANHOE SUBDIVISION, BEING A SUBDIVISION OF BRANIGAR BROTHERS OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number: 29-04-310-047-0000

Property Address: 455 W 144TH ST RIVERDALE, IL 60827

Property is not subject to Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General real estate taxes for 2020 not due and owing, covenants, conditions and restrictions of record, building lines and easements for public utilities and drainage not shown on the plat of said subdivision and the easement provisions and grantees as set forth on the plat of said subdivision.

Dated this ^{18th} ~~30th~~ day of November, 2020.

James Wheeler (Seal)
JAMES WHEELER, managing Member of
JLD REALESTATE LLC

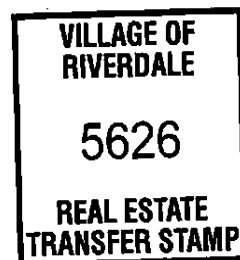
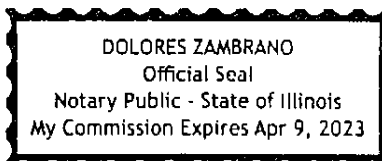
STATE OF ILLINOIS } ss.
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid. CERTIFY THAT JAMES WHEELER, managing member of JLD REALESTATE, LLC, 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 he signed, sealed and delivered the instrument under the authority given by the operating agreement of said Limited Liability Company, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this ^{18th} day of November, 2020.

My commission expires on: 04-09-2023 *Dolores Zambrano* Notary Public

File nr: AT 200214
After recording mail to:
Altima Title, LLC.
44 N. Milwaukee Ave. 4
Chicago, IL 60631
Ph. 312-651-6070



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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.

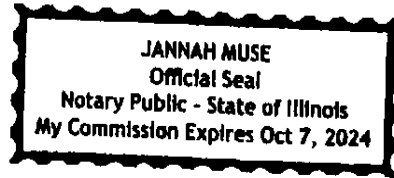
Dated: 11-24-20

Signature: *James Wheeler #1*
Grantor or Agent

SUBSCRIBED AND SWORN

to before me on

Jannah Muse
NOTARY PUBLIC



The grantee or his agent affirms and verifies that the name of the grantors 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: 11-24-20

Signature: *James Wheeler #1*
Grantee or Agent

SUBSCRIBED AND SWORN

to before me on

Jannah Muse
NOTARY PUBLIC

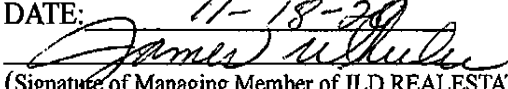


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IMPRESS SEAL HERE

_____ COUNTY ILLINOIS TRANSFER STAMP

NAME & ADDRESS OF PREPARER:
SUSAN VITELLO
2328 E. Lincoln Highway Suite 314
New Lenox, IL 60451

EXEMPT UNDER PROVISIONS OF CHAPTER 31
SECTION 45 (e) REAL ESTATE TRANSFER ACT
DATE: 11-18-20

(Signature of Managing Member of JLD REALESTATE LLC)

**This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020)
and the name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

Property of Cook County Clerk's Office

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File No: AT200214

EXHIBIT "A"

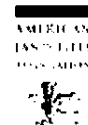
LOTS 17 AND 18 IN BLOCK 17 IN IVANHOE SUBDIVISION, BEING A SUBDIVISION OF BRANIGAR BROTHERS OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property Address: 455 W 144TH ST RIVERDALE, IL 60827
Parcel ID Number: 29-04-310-047-0000

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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*Commitment for Title Insurance (8-1-2016)
Technical Correction 4-2-2018
Schedule B - Part I*