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300 E. Roosevelt Road
Wheaton, IL 60187

GIT File#: 10006499 1/1

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Karen A. Yarbrough
Cook County Clerk
Date: 02/03/2021 01:37 PM Pg: 1 of 4

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ST/CO Stamp 0-809-945-056

RECORDING COVER SHEET

Cook County

Type of Document: QuitClaim Deed

13212 OAK HILLS PARKWAY, 1A, PALOS HEIGHTS, IL 60463
PIN: 23-36-303-143-1073

THIS INSTRUMENT FILED FOR RECORD BY GREATER ILLINOIS TITLE COMPANY AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO THE EFFECT UPON TITLE.

QUITCLAIM DEED

10006499 1/1

This instrument prepared by:

Jill Beda Daniels
Jill Daniels LLC
29 S. Brainard Avenue
La Grange, Illinois 60525

10006499
Grantees address &
MAIL SUBSEQUENT TAX BILL TO:

Jolly and Madeline Brown, 13212 Oak Hills Pkwy,
1A, Palos Heights, IL 60463

MAIL RECORDED DEED TO:

Jill Daniels LLC, 29 S. Brainard Ave.
La Grange, IL 60525

QUITCLAIM DEED

The Grantors, **Jolly Brown**, of the City of Palos Heights, County of Cook, Illinois, and **Madeline Brown** of the City of Palos Heights, County of Cook, Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid, CONVEY AND QUIT CLAIMS to the **Madeline M. Brown Trust Dated January 15, 1999** (hereinafter "Grantees"), the following described real estate situated in County of Cook, State of Illinois, to wit:

Legal Description:

Parcel 1: Unit#13212-1. "A", in Oak Hills Condominium #1 as delineated on Survey of certain Lots or Portions thereof in Burnside's Oak Hills Country Club Village Subdivision in the Southwest 1/4 of Section 36, Township 37 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by Burnside Construction Company, a Corporation of Illinois, recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document Number 23684699; together with a percentage interest of the Common Elements appurtenant to said Unit as set forth in said Declaration as amended from time to time, in Cook County, Illinois.

Parcel 2: Easements appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of Easements by Burnside Construction Company recorded October 25, 1976, as Document 23684698 and created by Deed from Burnside Construction Company, recorded September 13, 1979 as Document Number 24103074 for ingress and egress, in Cook County, Illinois.

COMMONLY KNOWN AS: 13212 Oak Hills Parkway, 1A, Palos Heights, IL 60463

PIN: 23-36-303-143-1073

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois. TO HAVE AND HOLD said premises forever.

IN WITNESS WHEREOF, this deed was executed by the undersigned on the 15th day of March, 2020.

Jolly Brown
Jolly Brown

Madeline Brown
Madeline Brown

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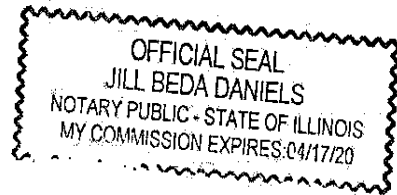
STATE OF ILLINOIS)
)
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Madeline Brown** personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of March, 2020.



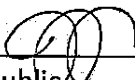
Notary Public



STATE OF ILLINOIS)
)
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Jolly Brown**, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of March, 2020.





Notary Public



Exempt under provisions of Paragraph (e), 35 ILCS 200/31-45

Madeline Brown
Buyer, Seller or Representative

3/1/2020
Date

REAL ESTATE TRANSFER TAX		23-Nov-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
23-36-303-143-1073	20201001631250	0-809-945-056

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: March 11, 2020

SIGNATURE: Madeline Brown Solly Brown
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

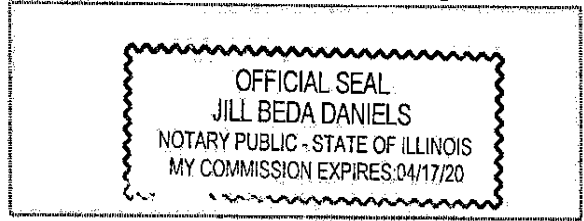
Jill Beda Daniels

By the said (Name of Grantor): Madeline Brown

On this date of: March 11, 2020 and Solly Brown

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: March 11, 2020

SIGNATURE: _____
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

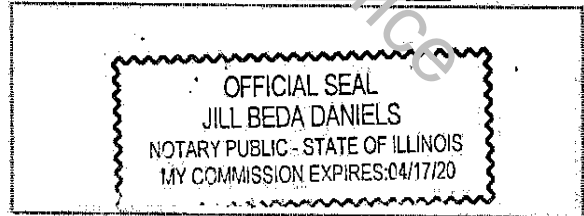
Jill Beda Daniels
Madeline Brown, Trustee

By the said (Name of Grantee): Madeline Brown, Trustee

On this date of: March 11, 2020

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)