



Doc# 2103622060 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/05/2021 02:01 PM PG: 1 OF 6

# Quitclaim Deed

RECORDING REQUESTED BY Debra Lewis

AND WHEN RECORDED MAIL TO:

Elliott Simpkins Jr., Grantee(s)

410 Gettysburg

Park Forest, Illinois 60466

Consideration: \$ Ten and no/100 dollars in hand paid

Property Transfer Tax: \$ \_\_\_\_\_

Assessor's Parcel No.: 25-29-310-060-0000

PREPARED BY: Debra Lewis, per County Records & needs research certifies herein that he or she has prepared this Deed.

Debra Lewis  
Signature of Preparer

1-15-2021  
Date of Preparation

Debra Lewis  
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 1-15-2021 in the County of

Cook, State of Illinois

by Grantor(s), Fannie Brownrigg,

whose post office address is 12208 So. Carpenters St. 60643,

to Grantee(s), Elliott Simpkins Jr., Debra Lewis,

whose post office address is 410 Gettysburg Park Forest ILLinois 60466,

WITNESSETH, that the said Grantor(s), Fannie Brownrigg,

for good consideration and for the sum of Ten and no/100 Dollars in hand paid

(\$ 10.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title



# UNOFFICIAL COPY

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Cook, State of Illinois and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

**GRANTOR(S):**

Fannie Brownrigg  
Signature of Grantor

\_\_\_\_\_  
Signature of Second Grantor (if applicable)

Fannie Brownrigg  
Print Name of Grantor

\_\_\_\_\_  
Print Name of Second Grantor (if applicable)

William E. Scott  
Signature of First Witness to Grantor(s)

\_\_\_\_\_  
Signature of Second Witness to Grantor(s)

William E. Scott  
Print Name of First Witness to Grantor(s)

\_\_\_\_\_  
Print Name of Second Witness to Grantor(s)

**GRANTEE(S):**

Elliott Simpkins Jr  
Signature of Grantee

Debra Lewis  
Signature of Second Grantee (if applicable)

Elliott Simpkins Jr  
Print Name of Grantee

Debra Lewis  
Print Name of Second Grantee (if applicable)

Joe Powell  
Signature of First Witness to Grantee(s)

Arthur Barr  
Signature of Second Witness to Grantee(s)

Joe Powell  
Print Name of First Witness to Grantee(s)

Arthur Barr  
Print Name of Second Witness to Grantee(s)

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
sub par. E and Cook County Ord. 93-0-27 par. 4  
Date February 4, 2021 Sign. Debra Lewis

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## NOTARY ACKNOWLEDGMENT

State of ILLINOIS

County of COOK

On JAN. 21, 2021, before me, EDMUND SCOTT, a notary public in and for said state, personally appeared, FANNIE BROWN RIGG AND ELLIOTT SIMPKINS, JR. AND DEBRA LEWIS

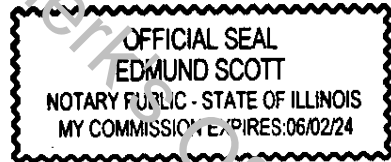
who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.



**WITNESS** my hand and official seal.

Edmund Scott  
Signature of Notary

Affiant Known \_\_\_\_\_ Produced ID

Type of ID ILLINOIS DRIVERS LICENSE (Seal)



REAL ESTATE TRANSFER TAX		05-Feb-2021
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00

25-29-310-060-0000 | 20210201632580 | 1-336-881-168

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## Exhibit "A"

This conveyance is made subject to all applicable zoning ordinances, easements and restrictions of record and to taxes for the current year and subsequent years affecting said property. All violations must meet village compliance. Grantor conveys and attests that there are no violations and the property is in excellent condition to the Grantor's knowledge. The Grantor will take full responsibility for cost of repairs, permits and attorney fees. The Grantor will pay ALL costs deemed necessary from the proceeds at closing if applicable, due to non-disclosure of village compliance, fines; fees that Grantee incurs, to ALL (100%) liens to Grantor becoming liable.

The Grantor conveys and transfers LOT 39 (except the South 20 Feet THEREOF) and ALL of LOT 40 IN Block 2 IN Calumet Ridge Subdivision of the EAST 1/2 OF THE WEST 1/2 OF the Northeast 1/4 of the Southwest 1/4 of Section 20, Township 37, N. Range 14 east of the Third Principal Meridian, in Cook County Illinois: Permanent Index Number: 25-29-310-060-0000 located at 12401 S. Ada Street, Calumet Park, Ill. 60827. This is for and in consideration of Ten and no/100 Dollars in hand paid, grant(s), (w/ gain) sell (s) alien(s), and convey(s) to the Grantee(s) Debra Lewis and Elliott Simpkins Jr., all that certain land situated in the County, Cook, State of Illinois to wit: 12401 S. Ada St. Calumet Park Ill 60827.

# UNOFFICIAL COPY

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Illinois )  
COUNTY OF COOK )

On JAN. 25, 2021, before me, EDMUND SCOTT, a Notary Public, personally appeared ELLIOTT SIMPKINS JR, as Principal, and DEBRA D LEWIS, as Witness, and \_\_\_\_\_, as Witness, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Illinois that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Edmund Scott  
Signature of Notary

Affiant  Known  Produced ID

Type of ID Illinois D.L. + Illinois I.D.



### AGENT'S SIGNATURE AND ACKNOWLEDGMENT

#### First Agent Acknowledgment

I, DEBRA D. LEWIS, am the person identified as the Agent for the Principal named in this document and acknowledge my legal duties.

JANUARY 25, 2021  
Date

Debra D. Lewis  
Signature

#### Second Agent Acknowledgment (if applicable)

I, \_\_\_\_\_, am the person identified as the Agent for the Principal named in this document and acknowledge my legal duties.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

**UNOFFICIAL COPY**  
GRANTOR OR GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE  
-AS REQUIRED BY SECTION 35 ILCS 200/31-47

**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 title to real estate under the laws of the State of Illinois.

DATED: Jan. 29 | 2021

SIGNATURE: Fannie Brownrigg  
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:

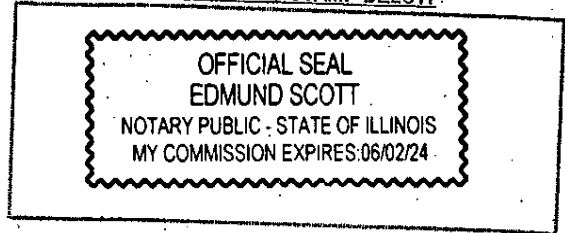
Edmund Scott

By the said (Name of Grantor): Fannie Brownrigg

On this date of FEB 12 | 2021

NOTARY SIGNATURE: Edmund Scott

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 title to real estate under the laws of the State of Illinois.

DATED: Jan. 29 | 2021

SIGNATURE: Elliott Simpson, Debra Lewis  
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:

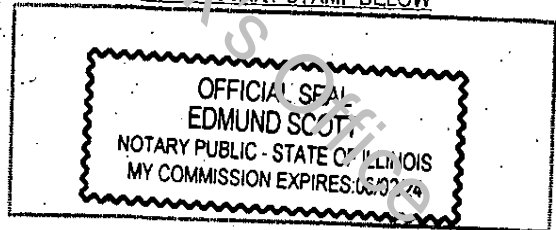
Edmund Scott

By the said (Name of Grantee): Elliott Simpson, Debra Lewis

On this date of FEB 12 | 2021

NOTARY SIGNATURE: Edmund Scott

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 **SECTION 4** of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)