

16220093

Doc#: 2103907313 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/08/2021 10:53 AM Pg: 1 of 5

Dec ID 20210101615190
ST/CO Stamp 1-700-046-864
City Stamp 1-266-526-224

QUIT CLAIM DEED

The Grantor(s), Infinite Enterprises, LLC and Majestic Pine 8652 LLC, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and QUIT CLAIM(S) TO Kevin Sayles, a married man, of 225 S IVYST #332, Oakbrook, IL 60177 the following described real estate, to-wit:

LOT 30 IN L.B. BAIRD'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-26-228-016-0000

Address of Real Estate: 7445 South Dante Avenue, Chicago, IL 60619

This property is NOT a Homestead Property.

Subject to the following restrictions: a) all taxes and special assessments for the year 2019 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 11th Day of DEC, 2020

Kevin Sayles, Member, Majestic Pine 8652, LLC

Darla Sayles, Member, Majestic Pine 8652, LLC

Kevin Phipps

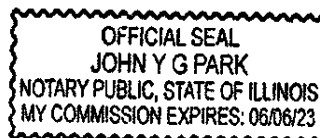
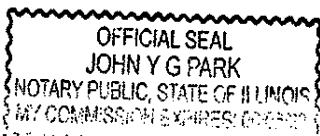
Juanita Phipps

Kelvin Phipps, Member, Infinite Enterprises, LLC

Juanita Phipps, Member, Infinite Enterprises, LLC

Solomon G. Park
12-11-20

Solomon G. Park
12-11-20



UNOFFICIAL COPY

ILLINOIS NOTARY ACKNOWLEDGEMENT (INDIVIDUAL)

State of Illinois
County of Will

This instrument was acknowledged before me on 12/11/2020 (Date) by
KELVIN P. PHIPPS and (Name(s) of Person(s)).

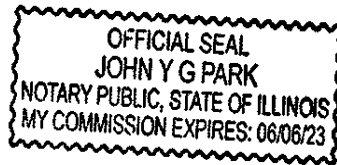
Manita Phipps

John Y G Park
Signature of Notary Public 12-11-20


(Seal)

NOTARY
Title or Rank



My Commission Expires: 06/06/2023



PROCESSED BY COOK County Clerk's Office

REAL ESTATE TRANSFER TAX		15-Jan-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-26-228-016-0000 | 20210101615190 | 1-266-526-224

REAL ESTATE TRANSFER TAX		15-Jan-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-26-228-016-0000 | 20210101615190 | 1-700-046-864

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

UNOFFICIAL COPY

STATE OF Illinois)

COUNTY OF Cook) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT , Kevin and Dara Sayles (Members of Majestic Pine 8652) and Kelvin and Juanita Phipps (Members of Infinite Enterprises, LLC), personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/ she/they) signed, sealed, and delivered the said instrument as (his/her/their) 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 Notarial Seal this _____ day of _____, 20 ____

Notary Public

This Instrument was prepared by:
Nader Zughayer
310 51st St
Western Springs IL 60558

Future Tax Bills to:

After recording return document to:
Kevin Sules
225 S 21st St #322
Montrose, IL 61017



Notary Public of Cook County, Illinois Office

UNOFFICIAL COPY

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 December 10, 2020

Signature: *Walter G Lackings Sr*
Grantor or Agent

Subscribed and sworn to before me
By the said Kevin Phillips
This 10 day of Dec, 2020
Notary Public *[Signature]*



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 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.

Date December 10, 2020

Signature: *[Signature]*
Grantee or Agent

Subscribed and sworn to before me
By the said _____
This _____ day of _____, 20____
Notary Public _____

(SEE ATTACHED CALIFORNIA JURAT FORM)

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

UNOFFICIAL COPY

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

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 California
 County of Los Angeles

Subscribed and sworn to (or affirmed) before me
 on this 10TH day of DECEMBER, 2020
 by _____ Date Month Year

(1) KEVIN SAYLES

(and (2) _____),
 Name(s) of Signer(s)



Place Notary Seal Above

proved to me on the basis of satisfactory evidence
 to be the person(s) who appeared before me.

Signature Michael Chan
 Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
 Title or Type of Document: STATEMENT BY GRANTOR AND GRANTEE Document Date: 12-10-20
 Number of Pages: — Signer(s) Other Than Named Above: —