

UNOFFICIAL COPY

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280171137



Doc# 2104119055 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/10/2021 01:33 PM PG: 1 OF 7

MAIL TAX STATEMENTS TO:
FELICIA STARKS
1114 N Ridgeland Avenue
Oak Park, IL 60302

Name & Address of Preparer:
Carlos Del Rio, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 16-05-108-008-0000

QUIT CLAIM DEED

THIS DEED made and entered into on this 13 day of November 2020, by and between **JACOB C. STARKS and ARLENE STARKS, HUSBAND AND WIFE and FELICIA STARKS, AN UNMARRIED WOMAN, AS JOINT TENANTS**, a mailing address of 1114 N Ridgeland Avenue, Oak Park, IL 60302, hereinafter referred to as Grantor(s) and **FELICIA STARKS, AN UNMARRIED WOMAN**, a mailing address of 1114 N Ridgeland Avenue, Oak Park, IL 60302, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

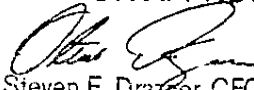
Property commonly known as: 1114 N Ridgeland Avenue, Oak Park, IL 60302

Prior instrument reference: 1535756133, Recorded: 12/23/2015

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

EXEMPTION APPROVED


Steven E. Drazner, CFO
Village of Oak Park

REAL ESTATE TRANSFER TAX 11-Dec-2020



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

UNOFFICIAL COPY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 13 day of November, 2020.

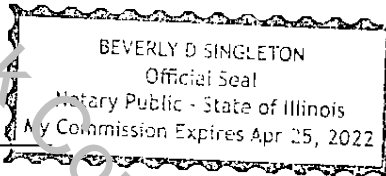
Felicia Starks
FELICIA STARKS

STATE OF Illinois
COUNTY OF Cook

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Felicia Starks, is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 13 day of November, 2020.

Beverly D Singleton
Notary Public
My commission expires: 4/25/2022



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXEMPTION APPROVED

Steven E. Drazner
Steven E. Drazner, CFO
Village of Oak Park

UNOFFICIAL COPY

"Exempt under provisions of Paragraph e"
Section 31-45; Real Estate Transfer Tax Act

11/19/2020
Date

Kim McAllister - Agent
Signature of Buyer, Seller or Representative

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 13 day of November, 2020.

Jacob C. Starks
JACOB C. STARKS

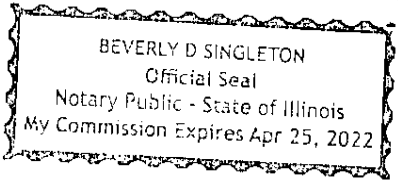
Arlene Starks By Jacob Starks PDA
ARLENE STARKS

STATE OF Illinois
COUNTY OF COX

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Jacob C. Starks and Arlene Starks, is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 13 day of November 2020.

Beverly D Singleton
Notary Public
My commission expires: 4/25/2022



EXEMPTION APPROVED
Steven E. Draeger
Steven E. Draeger, CFO
Village of Oak Park

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

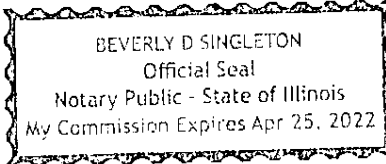
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 NOV 13, 20 20.

Signature: [Handwritten Signature]
Grantor, or Agent

Subscribed and sworn to before me by the said _____ this
13, day of November, 20 20.

[Handwritten Signature]
Notary Public
My commission expires: 4/25/2022



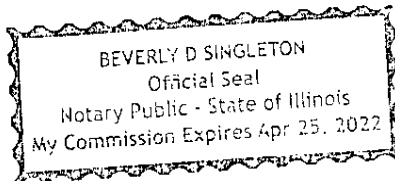
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated November 13, 20 20.

Signature: [Handwritten Signature]
Grantee, or Agent

Subscribed and sworn to before me by the said _____ this
13, day of November, 20 20.

[Handwritten Signature]
Notary Public
My commission expires: 4/25/2022



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.)

EXEMPTION APPROVED

[Handwritten Signature]
Steven E. Drazner, CFO
Village of Oak Park

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT (Pursuant to 765 ILCS 205/1)

STATE OF ILLINOIS)
COUNTY OF Cook)

Jacob Starks, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 9714 S. Loomis, Chicago, IL

Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below:

- A. The sale or exchange is of **an entire tract of land** not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. *One* of the following exemptions from 765 ILCS 205/1 (b) applies:
 - 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
 - 2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
 - 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
 - 4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
 - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 - 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - 7. The conveyance is made to correct descriptions in prior conveyances.
 - 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
 - 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
 - 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
 - 11. Other: _____

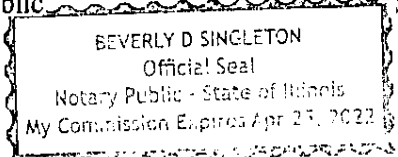
C. The division does not meet any of the above criteria and must have county approval (page 2).
Legal description prepared by: _____

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me Beverly D Singleton
this 13 day of November, 2020.

[Signature]
Signature of Notary Public

Jacob Starks
Signature of Affiant



EXEMPTION APPROVED
[Signature]
Steven E. Drazier, CFO
Village of Oak Park

UNOFFICIAL COPY

For exemptions requiring approval:

Plat officer approval is required and attached.

Plat officer approval is not required because parcel is located wholly within municipal limits of _____, which does not require plat office review.

Agricultural exemption certificate attached.

Jelicia Starks
Signature of Affiant

For municipal approval:

If the property is located within a municipality (or 1.5 miles of it), local ordinances may apply. *If exception 9 is used*, it is required that this land division be reviewed and approved by the participating municipality. Each municipality has five (5) business days to review deed(s) and return. If the five-day limit expires, Maps & Plats will process the deed upon proof of date submitted to municipality.

Date submitted to municipality(s) _____ Municipality jurisdiction
 County jurisdiction

Municipality (s) with jurisdiction: _____

Planning official's signature Printed name Date

Planning official's signature Printed name Date

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK , IN THE STALE OF ILLINOIS TO WIT:

LOT 9 IN G. W. CLAUSING'S SUBDIVISION OF THE EST 529 FEET OF THE SOUTH 5 ACRES OF THE WEST 25 ACRES OF THE NORTH 75 ACRES OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PARCEL ID NUMBER: 16-05-108-008-0000

PROPERTY COMMONLY KNOWN AS: 1114 N RIDGELAND AVENUE, OAK PARK, IL 60302

Property of Cook County Clerk's Office