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Doc# 2106106209 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/02/2021 12:21 PM Pg: 1 of 4

AFTER RECORDING RETURN TO:
Armour Settlement Services, LLC
10220 S. Dolfield Road Suite 200
Owings Mills, MD 21117
File No. 19-5823

Dec ID 20210101619056

MAIL TAX STATEMENTS TO:
Sun Valley Properties, LLC
8533 W. Sun Valley Drive
Palos Hills, IL 60465

NAME & ADDRESS OF PREPARER:
Larry J. Spears, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 18-24-208-003-0000

QUIT CLAIM DEED

THIS DEED made and entered into on this 18th day of JANUARY, 2019, by and between **Michael Lowery and Dominique Lowery**, a mailing address of 8533 W. Sun Valley Drive, Palos Hills, IL 60465, hereinafter referred to as Grantor(s) and **Sun Valley Properties, LLC, an Illinois Limited Liability Company**, a mailing address of 8533 W. Sun Valley Drive, Palos Hills, IL 60465, 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, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Commonly known as: 7445 W. 64th Street, Summit, IL 60501

Prior instrument reference: Instrument Number: 1810913033, Recorded: 04/19/2018

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.

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AFFIX TRANSFER TAX STAMP
OR
"Exempt under provisions of Paragraph e"
Section 31-45; Real Estate Transfer Tax Act

1/18/19
Date

[Signature]
Signature of Buyer, Seller or Representative

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 18 day
of January, 2019.

[Signature]
Michael Lowery

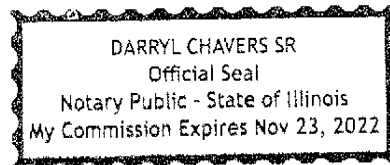
[Signature]
Dominique Lowery

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 Michael Lowery and Dominique Lowery 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 18th day of JANUARY, 2019.

[Signature]
Notary Public
My commission expires: 11-23-22



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

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STATEMENT BY GRANTOR AND GRANTEE

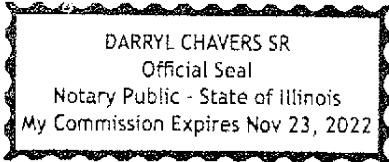
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 January 18, 20 19

Signature: [Handwritten Signature]
Grantor, or Agent

Subscribed and sworn to before me by the said MICHAEL LOWERY ^{Dominique} this 18th day of JANUARY, 20 19

[Handwritten Signature]
Notary Public
My commission expires: 11-23-22



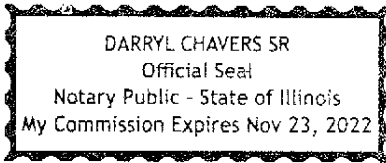
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 January 18, 20 19

Signature: [Handwritten Signature], Manager
Grantee, or Agent

Subscribed and sworn to before me by the said MICHAEL LOWERY this 18th day of JANUARY, 20 19

[Handwritten Signature]
Notary Public
My commission expires: 11-23-22



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.)

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EXHIBIT A
LEGAL DESCRIPTION

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

LOT 22 IN BLOCK 7 IN CORN PRODUCTS SUBDIVISION OF PART OF THE NORTH, 1,043 FEET OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ID NUMBER: 18-24-208-003-0000

PROPERTY COMMONLY KNOWN AS: 7445 W. 64TH STREET, SUMMIT, IL 60501

Property of Cook County Clerk's Office