

# UNOFFICIAL COPY

Doc#: 2108207104 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/23/2021 09:03 AM Pg: 1 of 3

## QUIT-CLAIM DEED IN TRUST

Dec ID 20210301656972

The Grantor, **Sally A. Kirby**, a single woman, of Orland Park, Illinois, for the consideration of TEN DOLLARS (\$10.00) and other considerations exchanged, conveys, grants, bargains, confirms and quit claims to **Sally A. Kirby and LaKeisha D. Hufford, Trustees of the Sally A. Kirby Living Trust Dated March 4, 2021**, and any amendments thereto, of 16419 Francis Ct., Orland Park, Illinois, all rights, title and interest in the following described Real Estate, situated in the County of Cook, State of Illinois, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this State:

**PARCEL 1: THAT PART OF LOT 7 IN ALPINE HEIGHTS TOWNHOMES P.U.D., BEING A SUBDIVISION IN SECTION 20, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS RECORDED AS DOCUMENT NO. 94870642 ON OCTOBER 7, 1994 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 7; THENCE SOUTH 00 DEGREES 00 MINUTES 02 SECONDS WEST, A DISTANCE OF 44.94 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES 58 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 59 MINUTES 58 SECONDS EAST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 02 SECONDS WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS WEST, A DISTANCE OF 75.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 02 SECONDS EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.**

**PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR ALPINE HEIGHTS TOWNHOMES HOMEOWNERS ASSOCIATION RECORDED OCTOBER 7, 1994 AS DOCUMENT 94870643, AS AMENDED FROM TIME TO TIME, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.**

Commonly known as: 16419 Francis Ct., Orland Park, Illinois 60467

P.I.N.: 27-20-302-108-0000

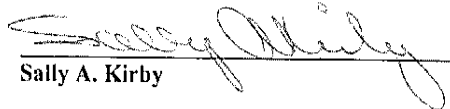
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**NOTE:**

**THE PREPARER OF THIS INSTRUMENT WAS NOT FURNISHED WITH AN ABSTRACT OF TITLE OR TITLE INSURANCE POLICY ON THE DESCRIBED PROPERTY AND THEREFORE EXPRESSES NO OPINION AS TO THE CONDITION OF TITLE.**

This transaction is exempt from taxation pursuant to Paragraph E, Section 31-45 of the Real Estate Transfer Tax Law, 35 ILCS 200/31-45

Dated March 4, 2021

  
Sally A. Kirby

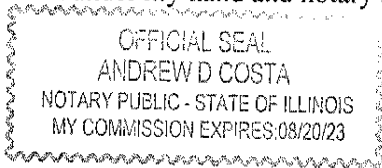
Signed and executed this 4<sup>th</sup> day of March, 2021.

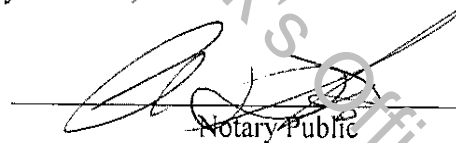
  
Sally A. Kirby

STATE OF ILLINOIS        )  
COUNTY OF WILL         )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that **Sally A. Kirby**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said Instrument as her free and voluntary act, for the uses and purposes set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 4<sup>th</sup> day of March, 2021.



  
Notary Public

**Document prepared by:**

Attorney Mark Berardi, 14919 Founders Crossing, Homer Glen, IL 60491

**Grantees' Address:**

Sally A. Kirby and Lakeisha D. Hufford, Trustees, 16419 Francis Ct., Orland Park, IL 60467

**Send tax bill to:**

Sally A. Kirby and Lakeisha D. Hufford, Trustees, 16419 Francis Ct., Orland Park, IL 60467

**Record and Return to:**

Sally A. Kirby and Lakeisha D. Hufford, Trustees, 16419 Francis Ct., Orland Park, IL 60467

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## FIDELITY NATIONAL TITLE INSURANCE COMPANY



PHONE:  
FAX:

### STATEMENT BY GRANTOR AND GRANTEE

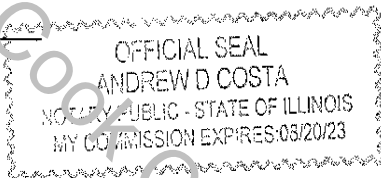
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real esate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated March 4, 2021 Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the

said Mark Berardi

this 4th day of March  
2021.



\_\_\_\_\_  
Notary Public

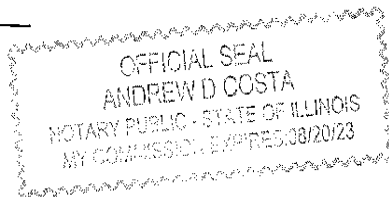
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real esate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated March 4, 2021 Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the

said Mark Berardi

this 4th day of March  
2021.



\_\_\_\_\_  
Notary Public

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.]