

UNOFFICIAL COPY

Doc#. 2109912041 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/09/2021 07:40 AM Pg: 1 of 4

AFTER RECORDING RETURN TO:
Allegiant Reverse Services
1430 Blue Oaks Blvd.
Roseville, CA 95747
File No. ARS-48257

Dec ID 20210301672862

MAIL TAX STATEMENTS TO:
MARTIN T. REID, JR.
2230 SOUTH 11TH AVENUE
NORTH RIVERSIDE, IL 60546

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

Parcel ID No.: 15-27-205-026-0000

ARS-48257

QUIT CLAIM DEED

THIS DEED made and entered into on this 16th day of March, 2021, by and between **MARTIN T. REID, JR. WHO ACQUIRED TITLE AS MARTIN T. REID, AN UNMARRIED MAN**, a mailing address of 2230 SOUTH 11TH AVENUE, NORTH RIVERSIDE, IL 60546, hereinafter referred to as Grantor(s) and **MARTIN T. REID, JR., AN UNMARRIED MAN**, a mailing address of 2230 SOUTH 11TH AVENUE, NORTH RIVERSIDE, IL 60546, 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: 2230 SOUTH 11TH AVENUE, NORTH RIVERSIDE, IL 60546

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

3/12/2021
Date

M. T. Reid
Signature of Buyer, Seller or Representative

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 12th day of March, 2021.

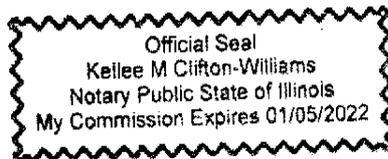
M. T. Reid
MARTIN T. REID, JR. WHO ACQUIRED TITLE AS MARTIN T. REID

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 MARTIN T. REID, JR. WHO ACQUIRED TITLE AS MARTIN T. REID 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 12th day of March,

Kellee M Clifton-Williams
Notary Public
My commission expires: 01/05/2022



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

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EXHIBIT A LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 30 IN BLOCK 3 IN KOMAREK'S WEST 22ND STREET 5TH ADDITION BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 12. EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Being the same property conveyed to Martin T. Reid, an unmarried man from Paul Balga, now known as Parcel Balga by Warranty Deed dated December 18, 2019 and recorded December 31, 2019 among the LAND RECORDS OF COOK COUNTY, STATE OF ILLINOIS IN INSTRUMENT NO. 1936549113.

BEING THE SAME PROPERTY CONVEYED TO PAUL BALGA, MARRIED TO CHRISTINA L. MATYSKELA FROM CHRISTINA L. MATYSKELA AND PAUL BALGA, WIFE AND HUSBAND BY OTHER DATED MARCH 19, 2002 AND RECORDED APRIL 10, 2002 AMONG THE LAND RECORDS OF COOK COUNTY, STATE OF ILLINOIS IN INSTRUMENT NO. 0020408948.

PARCEL ID NUMBER: 15-27-205-026-0000

PROPERTY COMMONLY KNOWN AS: 2230 SOUTH 11TH AVENUE, NORTH RIVERSIDE, IL 60546

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

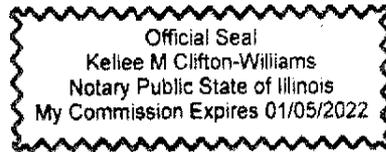
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 3/12, 2021.

Signature: M. T. Reid, Jr.
Grantor, or Agent

Subscribed and sworn to before me by the said Martin T Reid, Jr this 12th day of March, 2021.

Kellie M Clifton-Williams
Notary Public
My commission expires: 01/05/2022



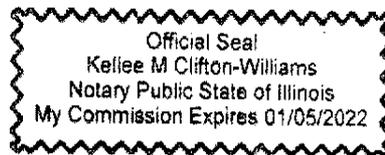
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 3/12, 2021.

Signature: M. T. Reid, Jr.
Grantee, or Agent

Subscribed and sworn to before me by the said Martin T Reid, Jr this 12th day of March, 2021.

Kellie M Clifton-Williams
Notary Public
My commission expires: 1/5/2022



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.)