

UNOFFICIAL COPY

AFTER RECORDING RETURN TO:

Vylla Title, LLC
25 Enterprise, Suite 301
Aliso Viejo, CA 92656
File No. 101-10212942



Doc# 2114419008 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/24/2021 10:16 AM PG: 1 OF 4

MAIL TAX STATEMENTS TO:

Britt E. Burwell and Quiana J. Burwell
12425 South Lowe Avenue
Chicago, IL 60628

Name & Address of Preparer:

Carlos Del Rio, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 25-28-311-050-0000

QUIT CLAIM DEED

THIS DEED made and entered into on this 5th day of July, 2020, by and between **Britt E. Burwell F/K/A Brittany E. Burwell, a married person, joined in execution by their spouse, Quiana J. Burwell**, a mailing address of 12425 South Lowe Avenue, Chicago, IL 60628, hereinafter referred to as Grantor(s) and **Britt E. Burwell and Quiana J. Burwell, a married couple, as joint tenants with right of survivorship and not as tenants in common**, a mailing address of 12425 South Lowe Avenue, Chicago, IL 60628, 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: 12425 South Lowe Avenue, Chicago, IL 60628

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.

REAL ESTATE TRANSFER TAX

24-May-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

25-28-311-050-0000

| 20210401612932 | 1-336-580-368

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

07/30/2020

Date

[Signature]

Signature of Buyer, Seller or Representative

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 30 day of July, 2020.

[Signature]

Britt E. Burwell F/K/A Brittany E. Burwell

[Signature]

Quiana J. Burwell

STATE OF Illinois
COUNTY OF COOK

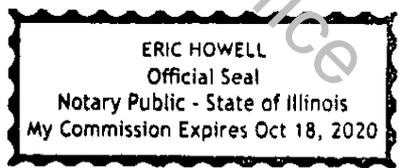
I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Britt E. Burwell F/K/A Brittany E. Burwell and Quiana J. Burwell** is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before 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 30 day of July, 2020

[Signature]

Notary Public

My commission expires: 10/18/2020



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

REAL ESTATE TRANSFER TAX	24-May-2021
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

25-28-311-050-0000 | 20210401612932 | 1-276-012-816

* Total does not include any applicable penalty or interest due

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EXHIBIT A
LEGAL DESCRIPTION

LOT 37 (EXCEPT THE SOUTH 7 FEET THEREOF) AND THE SOUTH 15 FEET OF LOT 38 IN BLOCK 8 IN SECOND ADDITION TO WEST PULLMAN, BEING THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

APN: 25-28-311-050-0000

PROPERTY COMMONLY KNOWN AS: 12425 SOUTH LOWE AVENUE, CHICAGO, IL 60628

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

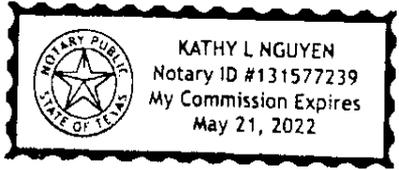
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 July 30, 2020

Signature: Maricela Salas
Grantor, or Agent

Subscribed and sworn to before me by the said MARICELA SALAS this 30, day of July, 2020.

Kathy L. Nguyen
Notary Public
My commission expires: _____



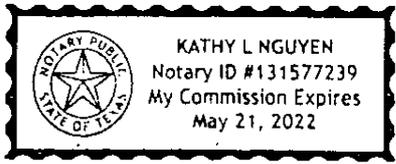
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 July 30, 2020

Signature: Maricela Salas
Grantee, or Agent

Subscribed and sworn to before me by the said MARICELA SALAS this 30, day of July, 2020.

Kathy L. Nguyen
Notary Public
My commission expires: _____



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.)