

# UNOFFICIAL COPY



## DEED IN TRUST - QUIT CLAIM

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR, ERICA JAMES, an unmarried woman of 5237 S. Ingleside Avenue Chicago, IL 60615 of the County of Cook and State of Illinois for and in consideration of the sum of Ten Dollars (\$ 10 ) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, convey and QUIT CLAIM unto CHICAGO TITLE LAND TRUST COMPANY a Corporation of Illinois whose address is 10 S. LaSalle St., Suite 2750, Chicago, IL 60603, as Trustee under the provisions of a certain Trust Agreement dated February 23, 2021 and known as Trust Number 8002385405 , the following described real estate situated in Cook County, Illinois to wit:



\*2114847044D\*

Doc# 2114847044 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/28/2021 03:31 PM PG: 1 OF 5

### SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As 5951 S. Rockwell, Chicago, IL 60629

Property Index Numbers 19-13-404-021-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON PAGE 2 OF THIS INSTRUMENT ARE MADE A PART HEREOF.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal this 16th day of March 2021

*Erica James*  
Signature

Signature

Signature

Signature

STATE OF ILLINOIS )  
COUNTY OF COOK )

) I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, do hereby certify Erica James

personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and seal this 16th day of March 2021

*Sarah Griffith*  
NOTARY PUBLIC



Prepared By: TAMARA A. WALKER  
1016 W. JACKSON, SUITE I  
CHICAGO, IL 60607

MAIL TO: CHICAGO TITLE LAND TRUST COMPANY  
10 S. LASALLE STREET, SUITE 2750  
CHICAGO, IL 60603

SEND TAX BILLS TO: Erica James  
5237 S. Ingleside Avenue  
Chicago, IL 60615

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File No: H83208

**EXHIBIT "A"**

**LOT 23 IN BLOCK 12 IN COBE AND MCKINNON'S 59TH STREET AND WESTERN AVENUE  
SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND NORTHEAST 1/4  
OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

P.I.N. 19-13-404-021-0000

C/I/A 5951 S ROCKWELL STREET, CHICAGO, ILLINOIS 60629

REAL ESTATE TRANSFER TAX	28-May-2021
 CHICAGO:	0.00
CTA:	0.00
<b>TOTAL:</b>	<b>0.00 *</b>

19-13-404-021-0000 | 20210501646736 | 2-033-670-416

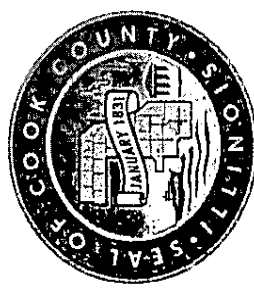
\* Total does not include any applicable penalty or interest due.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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REAL ESTATE TRANSFER TAX

28-May-2021



COUNTY:  
ILLINOIS:  
TOTAL:

0.00  
0.00  
0.00

19-13-404-021-0000

20210501646736

1-302-681-872

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

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 (**ABI**) 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 another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 3/16/2021

SIGNATURE: [Signature]  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Erica James

On this date of: 03/16/2021

NOTARY SIGNATURE: [Signature]

[Signature]  
AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 3/16/2021

SIGNATURE: [Signature]  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

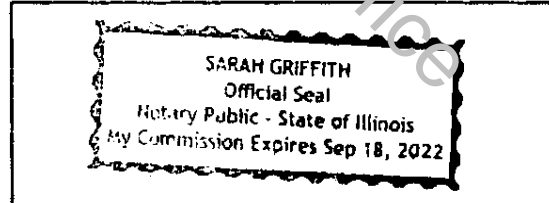
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): CT/HT

On this date of: 03/16/2021

NOTARY SIGNATURE: [Signature]

[Signature]  
AFFIX NOTARY STAMP BELOW



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

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## AFFIDAVIT FOR CLERK'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

Tamara Walker, being duly sworn, state that I have access to the copies of the attached  
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

Quit Claim Deed

(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

Erica James

(print name(s) of executor/grantor)

Chicago Title & Land Trust

(print name(s) of executor/grantee)

*clo Erica James*

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

Attorney

(print your relationship to the document(s) on the above line)

### OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

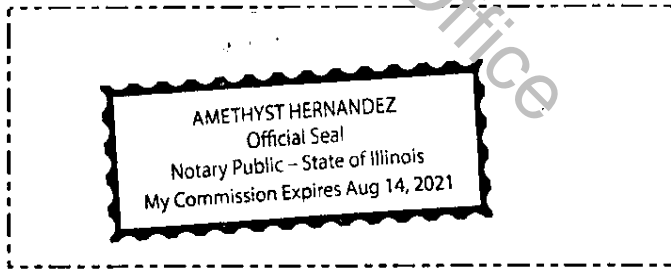
[Signature]  
Affiant's Signature Above

5/26/21  
Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

05/26/21  
Date Document Subscribed & Sworn Before Me

[Signature]  
Signature of Notary Public



**SPECIAL NOTE:** This is a courtesy form from the Cook County Clerk's Office, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverpage. However, this affidavit is NOT required to be recorded, only presented to the Clerk's Office as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the Clerk's Office prior to its recording.