

# UNOFFICIAL COPY

PREPARED BY:  
Stacey Franklin  
21200 Lagrange, Suite 219  
Frankfort, IL 60423



Doc# 2115419050 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/03/2021 11:45 AM PG: 1 OF 3

MAIL TAX BILL TO:  
Franklin Associates, LLC  
21200 Lagrange, Suite 219  
Frankfort, IL 60423

MAIL RECORDED DEED TO:  
Franklin Associates, LLC  
21200 Lagrange, Suite 219  
Frankfort, IL 60423

## QUITCLAIM DEED

THE GRANTOR, Marjorie Conner, unmarried, of the County of Cook and State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY AND QUIT CLAIM to Franklin Associates LLC, Stacey Franklin and Robert Franklin, Owners, tenants in common, but as tenants by the entirety (collectively, "Grantees"), having an address of 21200 S. Lagrange Ste 219, Frankfort, Illinois, all right, title and interest of the Grantors in and to the following described real property ("Property") situated in the County of Cook, in the State of Illinois, to wit:

LOT 14 (EXCEPT THE NORTH 10 FEET THEREOF) AND LOT 15 (EXCEPT THE SOUTH 10 FEET THEREOF) IN BLOCK 9, IN NEW ROSELAND, BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 33 NORTH OF THE INDIAN BOUNDARY LINE AND PART OF FRACTIONAL SECTION 28 AND SECTION 33, SOUTH OF THE INDIAN BOUNDARY LINE ALL IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, COMMONLY KNOWN AS 12918 SOUTH EGGLESTON, CHICAGO, ILLINOIS

Permanent Index Number(s): 25-33-116-073-0000  
Property Address: 12918 South Eggleston, Chicago, Illinois 60628

TO HAVE AND TO HOLD said premises not in TENANCY IN COMMON but in TENANCY BY ENTIRETY.

Dated this 11<sup>th</sup> day of April, 2021

Marjorie Conner  
Marjorie Conner

STATE OF Illinois )  
COUNTY OF Cook ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Vassie L. Graves, 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 the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 11<sup>th</sup> day of April, 2021



Erica Lancaster  
Notary Public  
My commission expires: February 8, 2025

Exempt under 35 ILCS 200/31-45(e)

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Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX**

03-Jun-2021



<b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00 *

25-33-116-073-0000 | 20210501650261 | 0-655-972-624

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

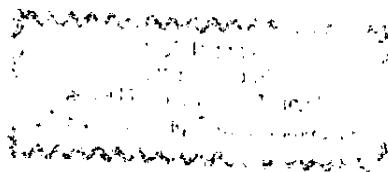
**REAL ESTATE TRANSFER TAX**

03 Jun-2021



<b>COUNTY:</b>	0.00
<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>	0.00

25-33-116-073-0000 | 20210501650261 | 1-304-172-816



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STATEMENT BY GRANTORS AND GRANTEES

The Grantor or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantees 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 this 11<sup>th</sup> day of April, 2021

Marjorie Conner  
Marjorie Conner

Signed and sworn to

before me this 11 day  
of APRIL, 2021.



Erica Lancaster

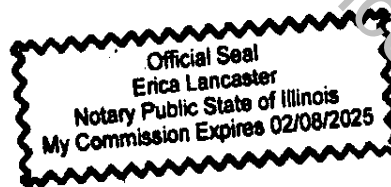
The Grantees or his/her Agent affirms and verifies that the names of the Grantees shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated this 11<sup>th</sup> day of April, 2021

Stacey Franklin  
Stacey Franklin

Robert Franklin  
Robert Franklin

Signed and sworn to  
before me this 11 day  
of APRIL, 2021.



Erica Lancaster

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)