

UNOFFICIAL COPY

Doc#: 2115546235 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/04/2021 01:53 PM Pg: 1 of 5

Dec ID 20210601650566
ST/CO Stamp 1-326-029-072

AFTER RECORDING RETURN TO:

WFG Lender Services
2625 Townsgate Road
Westlake Village, CA 91361
File No. 1859047IL

MAIL TAX STATEMENTS TO:

RISE L. RANKIN AND ROBERT RANKIN
2808 Greenwood Road
Hazel Crest, IL 60249

Name & Address of Preparer:

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

Parcel ID No.: 28-36-107-025-0000

QUIT CLAIM DEED

THIS DEED made and entered into on this 18 day of May, 2021, by and between **RISE L. RANKIN F/K/A RISE L. GRAY, A MARRIED WOMAN WHO ACQUIRED TITLE AS SINGLE, JOINED IN EXECUTION BY HER SPOUSE ROBERT RANKIN**, a mailing address of 2808 Greenwood Road, Hazel Crest, IL 60249, hereinafter referred to as Grantor(s) and **RISE L. RANKIN AND ROBERT RANKIN, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY**, a mailing address of 2808 Greenwood Road, Hazel Crest, IL 60249, 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: 2808 Greenwood Road, Hazel Crest, IL 60249

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.

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

May 18, 2021
Date

Rise L Rankin
Signature of Payer, Seller or Representative

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 18 day of May, 2021.

Rise L Rankin
RISE L. RANKIN F/K/A RISE L. GRAY

Robert L Rankin
ROBERT RANKIN

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 RISE L. RANKIN F/K/A RISE L. GRAY AND ROBERT RANKIN 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 18 day of May, 2021

Tiffany M Allen
Notary Public
My commission expires: 10/01/2022



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 FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT:

LOT 306 IN 2RD ADDITION TO PACESETTER KNOLLCREST HENRY M. QUINN MEMORIAL SUBDIVISION IN THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS.

PARCEL ID: 28-36-107-025-0000

PROPERTY COMMONLY KNOWN AS: 2808 Greenwood Road, Hazel Crest, IL 60249

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 01-Jun-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

28-36-107-025-0000 | 20210601650566 | 1-326-029-072

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STATEMENT BY GRANTOR AND GRANTEE

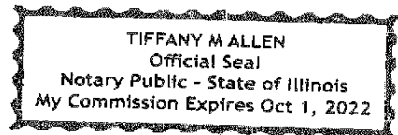
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 May 18, 2021.

Signature: Lisette Rankin
Grantor, or Agent

Subscribed and sworn to before me by the said _____ this
18 day of May, 2021.

Tiffany Malen
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 May 18, 2021.

Signature: Robert L. Rankin
Grantee, or Agent

Subscribed and sworn to before me by the said Robert L Rankin this
18 day of May, 2021.

Tiffany Malen
Notary Public
My commission expires: 10/01/2022



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.)