

UNOFFICIAL COPY

Prepared By:
Mary Stevens



Doc# 2116747000 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/16/2021 09:24 AM PG: 1 OF 7

After Recording Return To:
14704 Edbrooke Ave
Dolton, Illinois 60419

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On June 01, 2021 THE GRANTOR(S),

- Eric Stevens and Mary Stevens, a married couple

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Abre Reynolds, a single person, residing at 14704 Edbrooke, Dolton, Cook County, Illinois 60419

the following described real estate, situated in 14704 Edbrooke Ave, Dolton, in the County of Cook, State of Illinois

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

VILLAGE OF DOLTON
WATER / REAL PROPERTY TRANSFER TAX No. 24267
ADDRESS 14704 Edbrooke
ISSUE 6/7/21 EXPIRED 7/7/21
AMT \$0
TYPE Quitclaim
VILLAGE CLERK/TROLLER

REAL ESTATE TRANSFER TAX 16-Jun-2021
COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00
29-09-203-047-0000 | 20210601666480 | 1-913-042-192

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Tax Parcel Number: 29-09-203-047-0000

Mail Tax Statements To:
Abre Reynolds
14704 Edbrooke Ave
Dolton, Illinois 60419

[SIGNATURE PAGE FOLLOWS]

Property of Cook County Clerk's Office

Exempt under Real Estate Transfer Tax Law 35 ILCS 210/31-45
sub par. 1 and Cook County Ord. 93-0-27 par. 4
Date 10-16-21 Sign. Mary Stevens

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Grantor Signatures:

DATED: May 29, 2021

Eric Stevens

Eric Stevens
18450 Anthony Ave
Country Club Hills, Illinois
60478

DATED: May 29, 2021

Mary Stevens

Mary Stevens
18450 Anthony Ave
Country Club Hills, Illinois
60478

STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 29th day of May, 2021 by Eric Stevens and Mary Stevens.



Jannah Muse

Notary Public

Personal Banker

Title (and Rank)

My commission expires October 7, 2024

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EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

LOT 2 (EXCEPT THE NORTH 8 FEET THEREOF) AND NORTH 10 FEET OF LOT 3 IN BLOCK 3 IN AVALON ADDITION BEING A SUBDIVISION OF THE NORTH 1/2 OF LOT 1, NORTH 1/2 OF LOT 2, THE SOUTH 1/2 OF LOT 1 AND LOT 3 (EXCEPT THE NORTH 20 ACRES) IN VERHOEVEN'S SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 29-09-203-047-0000

Commonly known as: 14704 ~~St~~ Edbrooke, Dolton, IL 60419
Ave.

SUBJECT TO: (1) General real estate taxes that are not yet due and payable; (2) Building lines, covenants, conditions, restrictions and easements of record; (3) All applicable zoning laws and ordinances.

Property of Cook County Clerk's Office

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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: 6/15/2021

SIGNATURE: Mary Stevens
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:

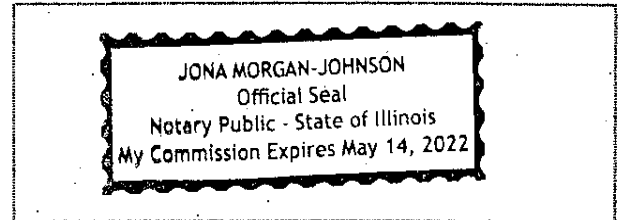
Jona Morgan Johnson

By the said (Name of Grantor): Mary Stevens

On this date of: June 15, 2021

NOTARY SIGNATURE: Jona Morgan Johnson

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: 6/15/2021

SIGNATURE: Able Reynolds
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:

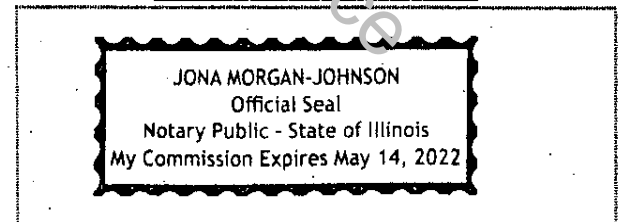
Jona Morgan Johnson

By the said (Name of Grantee): Able Reynolds

On this date of: June 15, 2021

NOTARY SIGNATURE: Jona Morgan Johnson

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

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DATED: 6/15/2021

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:

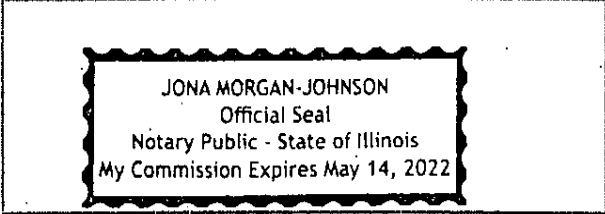
By the said (Name of Grantor): Eric Stevens

On this date of: June 15, 2021

NOTARY SIGNATURE: [Signature]

Jona Morgan-Johnson

AFFIX NOTARY STAMP BELOW



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DATED: 6/15/2021

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:

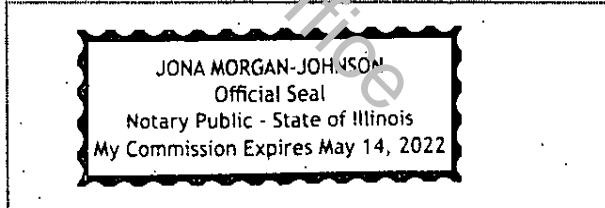
By the said (Name of Grantee): ABRE LEYNOISS

On this date of: June 15, 2021

NOTARY SIGNATURE: [Signature]

Jona Morgan-Johnson

AFFIX NOTARY STAMP BELOW



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