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2116847019D

Prepared By:

Reginald Venson

5399 PLAYA VISTA DR #E302
PLAYA VISTA, CA 90094

Doc# 2116847019 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/17/2021 01:46 PM PG: 1 OF 6

After Recording Return To:

5399 Playa Vista Dr E302
Playa Vista, California 90094

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On October 09, 2020 THE GRANTOR(S),

Khalilah Pratt and Reginald Venson, 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):

The KVR Trust

Reginald Venson and Khalilah Hasan Pratt, co-trustees of The KVR Trust dated October 7, 2020

the following described real estate, situated in 2708 W. Jackson Blvd, Chicago, 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.

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EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 16-13-212-041-0000

Mail Tax Statements To:
Khalilah Pratt
5399 Playa Vista Dr E302
Playa Vista, California 90094

Transfer Tax Law 35 ILCS 200/31-45	
County Ord. 93-0-27 par. E	
Date	Sign.

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX		17 Jun-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

16-13-212-041-0000 | 20210601671520 | 1-645-507-8561

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

REAL ESTATE TRANSFER TAX		17-Jun-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

16-13-212-041-0000 | 20210601671520 | 0-116-831-504

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45	
sub par. E and Cook County Ord. 93-0-27 par. E	
Date June 17, 2021	Sign.


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Grantor Signatures:

DATED: 10/07/2020

DATED: 7 Oct 2020





Khalilah Pratt
5399 Playa Vista Dr E302
Playa Vista, California
90094

Reginald Venson
5399 Playa Vista Dr E302
Playa Vista, California
90094

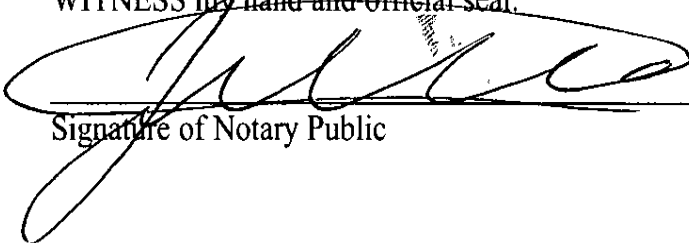
A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On 10/7/2020 before me, JOSEPH NOVEL, personally appeared Khalilah Pratt and Reginald Venson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

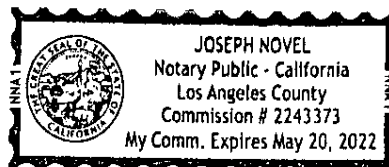
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



(Notary Seal)

Signature of Notary Public



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EXHIBIT A

Bidder: Kahlilah Pratt
Bidder Address: 2706 W. Jackson Blvd.
Bid Amount: \$2,001.00
Appraised Value: \$18,000.00

Legal Description (Subject to Title Commitment and Survey):

Lot 5 in Subdivision of Lot 10 in Block 2 in Rockwell's Addition to Chicago in the Northeast ¼ of Section 13 Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 2708 W. Jackson Boulevard, Chicago, IL. 60612

Property Index Number: 16-13-212-041-0000

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: 06/17/2021

SIGNATURE: [Signature]

GRANTOR or AGENT

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

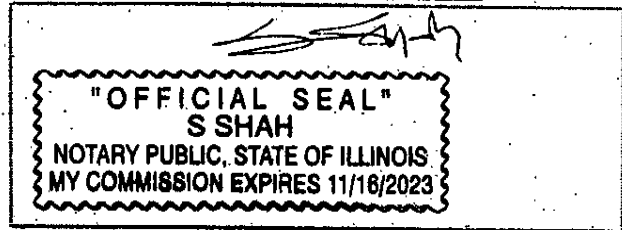
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Khalilah Pratt

On this date of: 17th June 2021

NOTARY 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: 17th June 2021

SIGNATURE: [Signature]

GRANTEE or AGENT

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

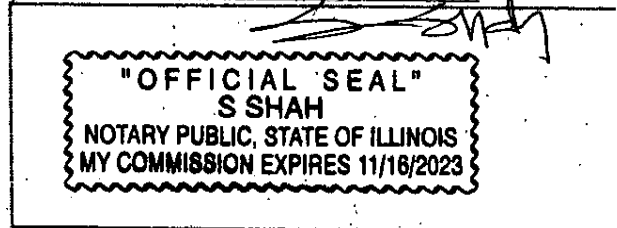
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): As Agent Khalilah Pratt KVR TRUST

On this date of: 17th June 2021

NOTARY 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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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: 06/17/2021

SIGNATURE: [Signature]
GRANTOR or AGENT

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

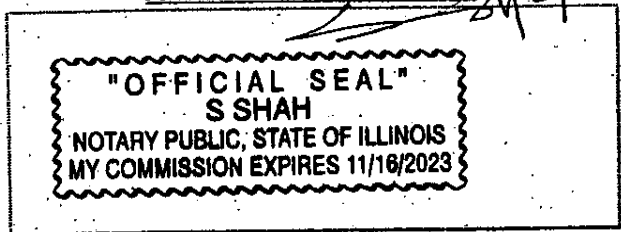
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor) REGINALD VENSON

On this date of: 17th June, 2021

NOTARY 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: 17th June, 2021

SIGNATURE: [Signature]
REGINALD VENSON, GRANTOR or AGENT
As A Agent GRANTEE or AGENT
KVR TRUST

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:

As A Agent REGINALD VENSON
By the said (Name of Grantee): KVR TRUST

On this date of: 17th June, 2021

NOTARY 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.

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