

UNOFFICIAL COPY

Prepared By:

Sonia Alvarado
2436 W 24th place
Chicago, Illinois 60608

After Recording Return To:

Shanice Sangster
9928 S Normal Ave.
Chicago, Illinois 60628



2120906046D

Doc# 2120906046 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/28/2021 01:16 PM PG: 1 OF 4

REAL ESTATE TRANSFER TAX	28-Jul-2021
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



25-09-305-026-0000 | 20210701611309 | 1-722-030-864

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On June 11, 2018 THE GRANTOR(S),

- Patrick Taylor and Shanice Taylor, a formerly married couple who were divorced on May 21, 2018,

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

- Shanice Sangster, a single person, residing at 9928 S Normal Ave., Chicago, Cook County, Illinois 60628

the following described real estate, situated in 9928 South Normal Ave., Chicago, in the County of cook, State of Illinois:

Legal Description:

LOT 12 (EXCEPT THE NORTH 5 FEET THEREOF) AND THE NORTH 10 FEET LOT 13 IN BLOCK 19 IN EAST WASHINGTON HEIGHTS, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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

REAL ESTATE TRANSFER TAX	28-Jul-2021
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

25-09-305-026-0000 | 20210701611309 | 1-390-037-776

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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.

Tax Parcel Number: 25-09-305-026-0000

Mail Tax Statements To:

Shanice Sangster

9928 S Normal Ave.

Chicago, Illinois 60628

[SIGNATURE PAGE FOLLOWS]

Property of Cook County Clerk's Office

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Grantor Signatures:

DATED: 24 Aug 2018

[Signature]

Patrick Taylor
9314 S. Peoria
Chicago, Illinois
60620

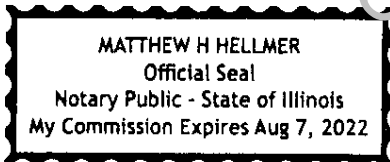
DATED: 8-24-18

[Signature]

Shanice Taylor
9928 S Normal Ave.
Chicago, Illinois
60628

STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 24 day of AUGUST, 2018 by Patrick Taylor.



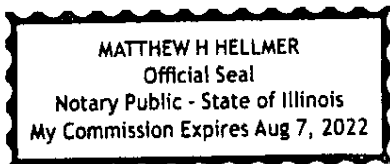
[Signature]
Notary Public

NOTARY
Title (and Rank)

My commission expires 8/7/22

STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 24 day of AUGUST, 2018 by Shanice Taylor.



[Signature]
Notary Public

Signature of person taking acknowledgment

NOTARY
Title (and Rank)

My commission expires 8/7/22

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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: 08 | 24 | 2018

SIGNATURE: [Signature]
GRANTOR or AGENT

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

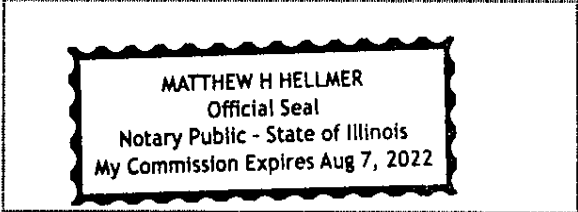
Subscribed and sworn to before me, Name of Notary Public: [Signature]

By the said (Name of Grantor): Patrick Taylor

On this date of: 8 | 24 | 2018

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: 8 | 24 | 2018

SIGNATURE: [Signature]
GRANTEE or AGENT

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

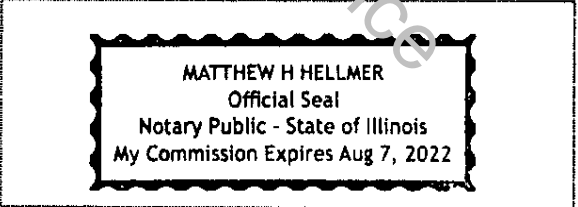
Subscribed and sworn to before me, Name of Notary Public: [Signature]

By the said (Name of Grantee): Shanice Taylor

On this date of: 8 | 24 | 2018

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)**