

UNOFFICIAL COPY



Doc# 2120906029 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/28/2021 11:09 AM PG: 1 OF 3

QUIT CLAIM DEED

Prepared by and mail to:
Tim Ritchey, LLC
105 W. Adams, 31st Floor
Chicago, IL 60603

Fifth Third Bank, Prior Guardian of *
Probate Estate, No 99 P 8026

In the Circuit Court of Cook County, IL

*the Estate of Robert Anthony Russ, Jr.

FIFTH THIRD BANK Grantor, Prior Guardian of the Estate of Robert Anthony Russ, Jr., in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid **CONVEYS and QUIT CLAIMS** the entire interest (100%),

unto ERIN LEWIS, as TRUSTEE of the ROBERT RUSS JR. REVOCABLE LIVING TRUST, No 99 P 8026, in the Circuit Court of Cook County, Illinois dated September 26, 2017, Grantee, the following described real estate in Cook County, Illinois:


(LEGAL DESCRIPTION)

Lot 84 in Castle Dargan Lakes Estates, being a subdivision of lot 2 and part of lots 5, 8, and 9 in Marycrest, being a subdivision of part of the northeast 1/4 and part of the southeast 1/4 of section 4, township 35 range 13 east of the third principal meridian according to the plat thereof recorded August 5, 2005 and 0521719050 in Cook County Illinois.

Permanent Real Estate Index Number(s): 31-04-416-0070000

Address(es) of real estate: 118720 Welch Way, Country Club Hills, IL 60478

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E, SECTION 31-45, PROPERTY TAX CODE.

 dated: 9/9/19
Legal Representative

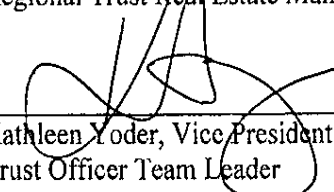
DISCLAIMER: This document prepared without title examination upon the representation of the parties and with no knowledge on the part of the scrivener as to the actual status of the title.

SUBJECT TO: (1) General real estate taxes for the year 2018 and 2019 and subsequent years. (2) Covenants, conditions and restrictions of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



IN WITNESS WHEREOF, the Grantor does herunto set their hand and seal this 9th day of September, 2019.

By: 
Tracey Middlebrook, Assistant Vice President
Regional Trust Real Estate Manager

By: 
Kathleen Yoder, Vice President
Trust Officer Team Leader



KOV 10/23/19
City of Country Club Hills
EXEMPT
Real Estate Transfer Stamp
18720 Welch Way

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


31-04-416-007-0000 | 20210701617650 | 0-201-923-344

UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tracey Middlebrook on behalf of Fifth Third Bank as Guardian of the Estate of Robert A. Russ, Jr., personally known to me, who produced Drivers License as identification, to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of September, 2019.



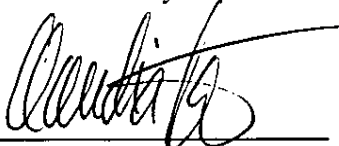
Notary Public



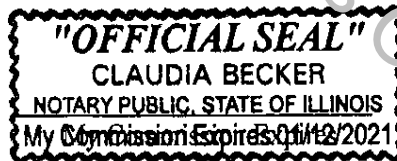
STATE OF ILLINOIS)
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kathleen Yoder on behalf of Fifth Third Bank as Guardian of the Estate of Robert A. Russ, Jr., personally known to me, who produced Drivers License as identification, to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of September, 2019.



Notary Public



This instrument was prepared by:
Timothy J. Ritchey
Peck Ritchey, LLC
105 West Adams, 31st floor
Chicago, IL 60603

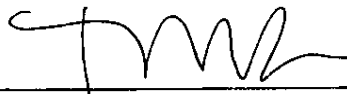
Mail recorded deed and future tax bills to:
Erin Lewis, Trustee of the Robert Russ, Jr.,
Revocable Living Trust dated September 26, 2017
18720 Welsh Way
County Club Hills,
Illinois 60478

UNOFFICIAL COPY

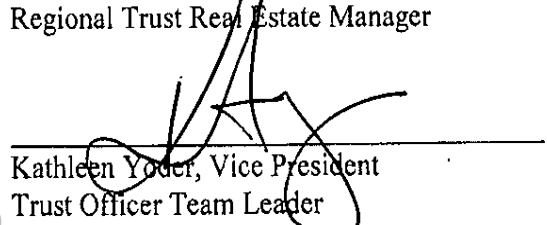
STATEMENT BY GRANTOR AND GRANTEE

THE GRANTORS OR THEIR AGENT AFFIRMS THAT TO THE BEST OF THEIR KNOWLEDGE THE NAME OF THE GRANTORS SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST ARE EITHER NATURAL PEOPLE, 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 AUTHORIZED TO DO BUSINESS OR ACQUIRE TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

DATED: September 9, 2019



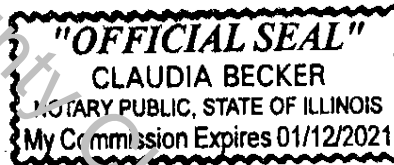
Tracey Middlebrook, Assistant Vice President
Regional Trust Real Estate Manager


Kathleen Yoder, Vice President
Trust Officer Team Leader

SUBSCRIBED AND SWORN TO
BEFORE ME BY THE AFORESAID
THIS 9 DAY OF September, 2019.

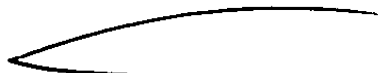


NOTARY PUBLIC



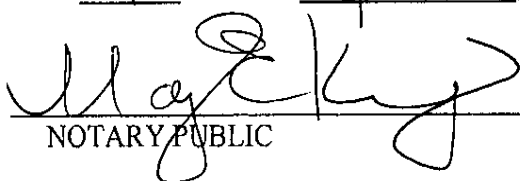
THE GRANTEEES OR THEIR AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEEES SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, A PARTNERSHIP AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS OR OTHER ENTITY RECOGNIZED AS A PERSON AUTHORIZED TO DO BUSINESS OR ACQUIRE TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

DATED: September 9, 2019



GRANTEE OR AGENT

SUBSCRIBED AND SWORN TO
BEFORE ME BY THE AFORESAID
THIS 9 DAY OF September, 2019.


NOTARY PUBLIC