

# UNOFFICIAL COPY

## Quit Claim Deed ILLINOIS STATUTORY

### FUTURE TAXES TO:

Isabel Peterson  
4245 Elm Avenue  
Brookfield, Illinois 60513

### RETURN THIS DOCUMENT TO:

Isabel Peterson  
4245 Elm Avenue  
Brookfield, Illinois 60513

### THE GRANTOR (S)

Estate of Eric R. Peterson, ~~as~~ Isabel Peterson, as Administrator, of Cook County of the State of Illinois, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM to Isabel Peterson, of the County of Cook, of the State of Illinois, all interest in the following described real estate situated in Cook County in the State of Illinois, to wit:

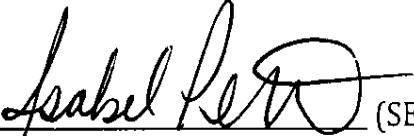
(LEGAL DESCRIPTION)  
SEE ATTACHED EXHIBIT A


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

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever as, **Fee Simple- Tenancy by the Severalty.**

Permanent Index Number(s): 18-03-224-018-0000  
Property Address: 4245 Elm Avenue, Brookfield, Illinois 60513

Dated this 27<sup>th</sup> day of July 2021.

 (SEAL)  
Isabel Peterson

  
\*21214570330\*

Doc# 2121457033 Fee \$88.00

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

KAREN A. YARBROUGH  
COOK COUNTY CLERK

DATE: 08/02/2021 12:29 PM PG: 1 OF 4

REAL ESTATE TRANSFER TAX 02-Aug-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

18-03-224-018-0000 | 20210701620985 | 1-134-025-488

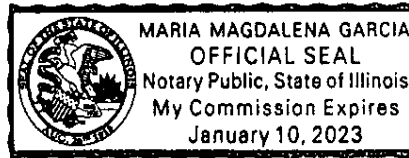
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STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Isabel Peterson**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

SUBSCRIBED AND SWORN TO  
Before me this 27<sup>th</sup> day of July 2021.

*Maria Magdalena Garcia*  
\_\_\_\_\_  
Notary Public



If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:  
David Koch  
Koch & Associates, P.C  
5947 West 35<sup>th</sup> Street  
Cicero, IL 60804

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
\_\_\_\_\_ E \_\_\_\_\_ SECTION 4,  
REAL ESTATE TRANSFER ACT.

DATE: 07/27/21

*Isabel Peterson*  
\_\_\_\_\_  
Signature of Buyer, Seller, or Representative

- This conveyance must contain the name and address of the Grantee for tax billing purposes: (55ILCS5/3-5020) and name and address of the person preparing the instrument: (55 ILCS5/3-5022).

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**ADDRESS OF REAL ESTATE:** 4245 Elm Avenue, Brookfield, IL 60513  
**PERMANENT REAL ESTATE IDENTIFICATION NUMBER:** 18-03-224-018-0000  
**COUNTY:** COOK

**LEGAL DESCRIPTION:**

LOT 23 IN BLOCK 3 IN ROOSEVELT PARK, A SUBDIVISION OF THE WEST 448.4 FEET OF THE EAST 1385.1 FEET LYING SOUTH OF CENTER LINE ROAD OF TRACT OF LAND DESCRIBED AS THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4, SOUTH OF OGDEN AVENUE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED FEBRUARY 20, 1920, AS DOCUMENT 6731694, IN COOK COUNTY, ILLINOIS.

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: 07 | 27 | 20 21

SIGNATURE: *Isabel Peterson*  
GRANTOR or AGENT

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

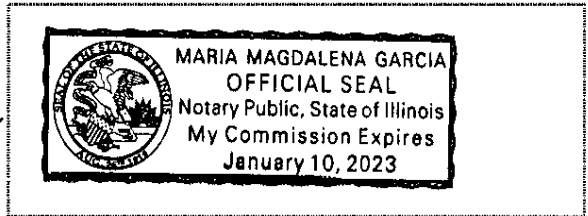
Subscribed and sworn to before me, Name of Notary Public: Maria Magdalena Garcia

By the said (Name of Grantor): Isabel Peterson

On this date of: 07 | 27 | 20 21

NOTARY SIGNATURE: *Maria Magdalena Garcia*

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: 07 | 27 | 20 21

SIGNATURE: *Isabel Peterson*  
GRANTEE or AGENT

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

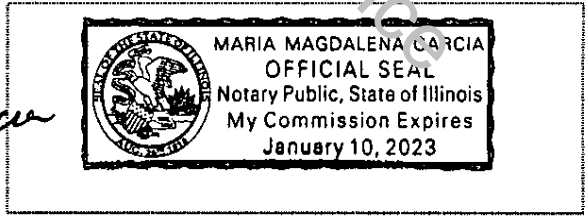
Subscribed and sworn to before me, Name of Notary Public: Maria Magdalena Garcia

By the said (Name of Grantee): Isabel Peterson

On this date of: 07 | 27 | 20 21

NOTARY SIGNATURE: *Maria Magdalena Garcia*

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)**)