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AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL210051592LD

Doc# 2121433181 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/02/2021 03:37 PM Pg: 1 of 5

Dec ID 20210701615124

City Stamp 1-252-989-712

MAIL TAX STATEMENTS TO:
Joseph Carroll and Lizzet Carroll
10416 S Drake
Chicago, IL 60655

Name & Address of Preparer:
Carlos Del Rio, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 24-13-102-007-0000

QUIT CLAIM DEED

THIS DEED made and entered into on this 12 day of July, 2021, by and between **Joseph Carroll**, a mailing address of 10416 S Drake, Chicago, IL 60655, hereinafter referred to as Grantor(s) and **Joseph Carroll and Lizzet Carroll, husband and wife, as tenants by the entirety**, a mailing address of 10416 S Drake, Chicago, IL 60655, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

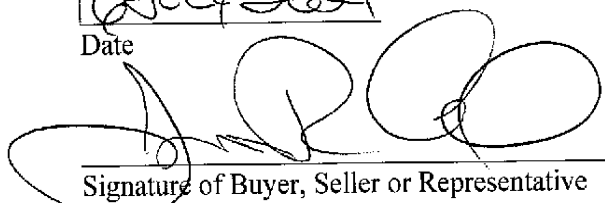
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 3039 West 103rd St, Chicago, IL 60655

Prior instrument reference: Instrument Number: 0010005880, Recorded: 01/03/2001

"Exempt under provisions of Paragraph E"
Section 31-45; Real Estate Transfer Tax Act

16 July 2021
Date


Signature of Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX



CHICAGO:

28-Jul-2021

0.00

CTA:

0.00

TOTAL:

0.00 *

24-13-102-007-0000 | 20210701615124 | 1-252-989-712

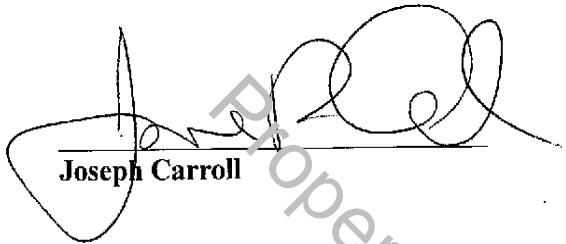
* Total does not include any applicable penalty or interest due.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

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TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

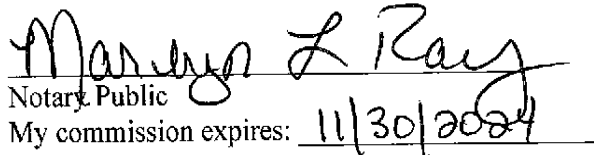
IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 16 day of July, 2021.


Joseph Carroll

STATE OF Illinois
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Joseph Carroll, is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 16 day of July, 2021.


Notary Public
My commission expires: 11/30/2024

No title exam performed by the preparer. Legal description and party's names provided by the party.



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EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to in this Commitment is described as follows:

LOT 21 IN FRANK DE LO GACH'S KEDZIE BEVERLY HILLS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST RIGHT OF WAY OF GRAND TRUNK RAILWAY, IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

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 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 title to real estate under the laws of the State of Illinois.

Dated 16 July, 2021.

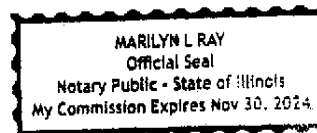
Signature: _____

Grantor, or Agent

Subscribed and sworn to before me by the said Notary Public this 16, day of July, 2021.

Marilyn L Ray
Notary Public

My commission expires: 11/30/2024



The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

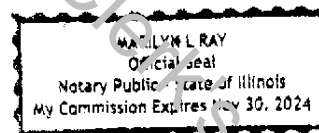
Dated 16 July, 2021.

Signature: _____

Grantee, or Agent

Subscribed and sworn to before me by the said Notary Public this 16, day of July, 2021.

Marilyn L Ray
Notary Public
My commission expires: 11/30/2024



Note: 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)

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AFFIDAVIT

State of Illinois

} SS.

County of Cook

Joseph Carroll and

Joseph Carroll and Lizzet Carroll, being duly sworn on oath, states that Lizzet Carroll resides at 10416 S Drake, Chicago, IL 60655. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Marilyn L Ray

SUBSCRIBED and SWORN to before me

this 16 day of July, 2021
Marilyn L Ray

