



2121557024

Doc# 2121557024 Fee \$88.00

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280158418

RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 08/03/2021 11:59 AM PG: 1 OF 6

MAIL TAX STATEMENTS TO:
Kelly Cook and Jessica Cook
14425 Greenland Avenue
Orland Park, IL 60462

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

Parcel ID No.: 27-09-110-021-0000

QUIT CLAIM DEED

THIS DEED made and entered into on this 19 day of December 20 20, by and between **Kelly Cook f/k/a Kelly Byrne, a married woman who took title as unmarried, joined in execution by her spouse, Jessica Cook**, a mailing address of 14425 Greenland Avenue, Orland Park, IL 60462, hereinafter referred to as Grantor(s) and **Kelly Cook and Jessica Cook, a married couple, as tenants by the entirety**, a mailing address of 14425 Greenland Avenue, Orland Park, IL 60462, 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: 14425 Greenland Avenue, Orland Park, IL 60462

Prior instrument reference: Document Number: 1915446006, Recorded: 06/03/2019

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

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.

REAL ESTATE TRANSFER TAX

03-Aug-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

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

12/10/2020
Date

Kelly Cook
Signature of Buyer, Seller or Representative

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 10 day
of December, 2020.

Kelly Cook f/k/a Kelly Byrne
Kelly Cook f/k/a Kelly Byrne

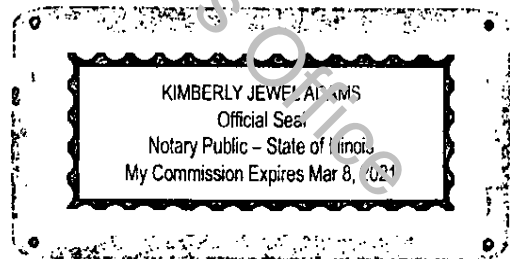
Jessica Cook
Jessica Cook

STATE OF IL
COUNTY OF Cook

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Kelly Cook f/k/a Kelly Byrne and Jessica Cook** 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 10th day of December, 2020.

Kimberly Jewel Adams
Notary Public
My commission expires: March 8, 2021



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

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STATEMENT BY GRANTOR AND GRANTEE

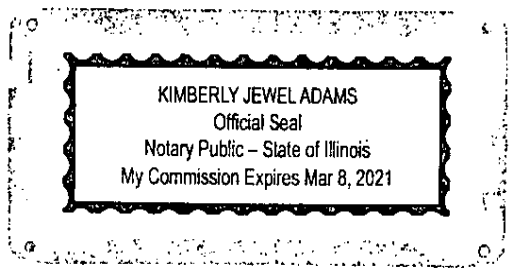
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 December 10, 2020.

Signature: Kelly Cook
Grantor, or Agent

Subscribed and sworn to before me by the said Grantor this
10th, day of December, 2020.

Kimberly Jewel Adams
Notary Public
My commission expires: March 8, 2021



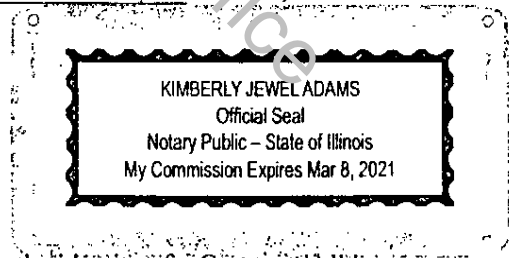
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 December 10, 2020.

Signature: [Signature]
Grantee, or Agent

Subscribed and sworn to before me by the said Grantee this
10th, day of December, 2020.

Kimberly Jewel Adams
Notary Public
My commission expires: March 8, 2021



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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EXHIBIT A LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE VILLAGE OF ORLAND PARK, COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO WIT:
LEGAL DESCRIPTION:

LOTS 40, 41, 42 AND THE WEST HALF OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOTS IN BLOCK 5 IN PEOPLES ORLAND PARK ADDITION SECTION 9, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ID NUMBER: 27-09-110-021-0000

PROPERTY COMMONLY KNOWN AS: 14425 GREENLAND AVENUE, ORLAND PARK, IL 60462

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT (Pursuant to 765 ILCS 205/1)

STATE OF ILLINOIS)
COUNTY OF Cook)

Kelly Cook, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 14425 Greenland Ave Orland Park IL.

Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below: 60462

- A. The sale or exchange is of **an entire tract of land** not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. *One* of the following exemptions from 765 ILCS 205/1 (b) applies:
 - 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
 - 2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
 - 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
 - 4. The conveyance is 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.
 - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 - 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - 7. The conveyance is made to correct descriptions in prior conveyances.
 - 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
 - 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
 - 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
 - 11. Other: _____

C. The division does not meet any of the above criteria and must have county approval (page 2).
Legal description prepared by: _____

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me Kimberly Jewel Adams
this 10th day of December, 2020

Kimberly Jewel Adams
Signature of Notary Public

Signature of Affiant

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For exemptions requiring approval:

Plat officer approval is required and attached.

Plat officer approval is not required because parcel is located wholly within municipal limits of _____, which does not require plat office review.

Agricultural exemption certificate attached.

Kelly Cook
Signature of Affiant

For municipal approval:

If the property is located within a municipality (or 1.5 miles of it), local ordinances may apply. *If exception 9 is used*, it is required that this land division be reviewed and approved by the participating municipality. Each municipality has five (5) business days to review deed(s) and return. If the five-day limit expires, Maps & Plats will process the deed upon proof of date submitted to municipality.

Date submitted to municipality(s) _____ Municipality jurisdiction

County jurisdiction

Municipality (s) with jurisdiction: _____

Planning official's signature Printed name Date

Planning official's signature Printed name Date

Property of Cook County Clerk's Office