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PREPARED BY:

Attorney Lynette Lewis
2149 W. 95th Street
Chicago, IL 60643

Doc#: 2121725343 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/05/2021 04:10 PM Pg: 1 of 4

MAIL TAX BILL TO:

Manuel Toppins Sr. and Yolanda A. Toppins
8051 S. Troy Street
Chicago, IL 60652

Dec ID 20210501618547
ST/CO Stamp 0-529-021-712
City Stamp 1-418-701-584

MAIL RECORDED DEED TO:

Attorney Lynette Lewis
2149 W. 95th Street
Chicago, IL 60643

QUITCLAIM DEED
Statutory (Illinois)

THE GRANTORS, Manuel Toppins Sr. and Yolanda A. Toppins, as co-trustees, under a trust agreement dated the 24th day of October 2018, and known as 6549 South Vernon Avenue Revocable Trust, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS AND QUIT CLAIMS to Manuel Toppins Sr. and Yolanda A. Toppins, husband and wife, as joint tenants with the right to survivorship, all interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION 21WR29108

Permanent Index Number(s): 20-22-217-017-0000
Property Address: 6549 S. Vernon Avenue, Chicago, IL 60657

RETURN TO:
WORLDWIDE RECORDING, INC,
9001 W. 67th ST.
MERRIAM, KS 66202
1-800-316-4682

THIS IS NOT HOMESTEAD AS TO THE GRANTOR

Dated this 1st Day of May 20 21

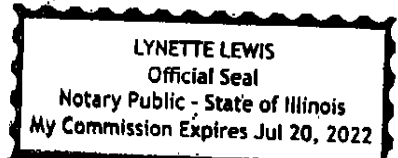
MANUEL TOPPINS SR.
YOLANDA A. TOPPINS

STATE OF Illinois)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Manuel Toppins Sr. and Yolanda A. Toppins, 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 said instrument, as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 1st Day of May 20 21
Lynette Lewis
Notary Public Lynette Lewis
My commission expires: 7/20/22

Exempt under the provisions of paragraph E
Signature of Seller, Buyer, or Attorney: Lynette Lewis



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LEGAL DESCRIPTION

Property commonly known as: 6549 S. Vernon Avenue, Chicago, IL 60637

P.I.N. 20-22-217-017-0000

THE NORTH 1.9 FEET OF LOT 29, ALL OF LOT 30 AN THE SOUTH 4.1 FEET OF LOT 31 IN BLOCK 2 IN OAKWOOD SUBDIVISION OF THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

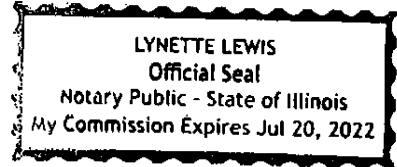
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 May 1, 2021

Signature: [Handwritten Signature]
Grantor

Subscribed and sworn to before me by the said Grantor this 1st day of May 2021

Notary Public [Handwritten Signature]
Lynette Lewis



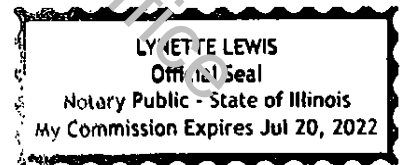
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated May 1, 2021

Signature: [Handwritten Signature]
Grantee

Subscribed and sworn to before me by the said Grantee this 1st day of May 1 2021

Notary Public [Handwritten Signature]
Lynette Lewis



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 of ABI to be recorded in Cook County, Illinois if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY

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

Kansas
STATE OF ~~ILLINOIS~~)
COUNTY OF Johnson)

Cody Roberts, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 6549 S. Vernon Avenue, Chicago, IL 60637

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

- 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, of 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 Aundra Reynolds
this FIRST day of May, 2021.

Aundra Reynolds
Signature of Notary Public
Aundra Reynolds

Cody Roberts
Signature of Affiant Cody Roberts

