

# UNOFFICIAL COPY



\*2126322066D\*

~~AFTER RECORDING RETURN TO:~~

**MICHELLE FLAGG**  
1857 E 93RD STREET  
CHICAGO, IL 60617  
File No. 01-20138527

Doc# 2126322066 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/20/2021 03:46 PM PG: 1 OF 5

MAIL TAX STATEMENTS TO:

**MICHELLE FLAGG**  
1857 E 93RD STREET  
CHICAGO, IL 60617

Name & Address of Preparer:

Carlos Del Rio, Esq  
8940 Main Street  
Clarence, NY 14031  
716-634-3405

WHEN RECORDED RETURN TO:

OLD REPUBLIC TITLE  
ATTN: POST CLOSING  
530 SOUTH MAIN STREET  
SUITE 1031  
AKRON, OH 44311

Parcel ID No.: 25-01-321-010-0000

## QUIT CLAIM DEED

THIS DEED made and entered into on this 9 day of Jan, 20 21, by and between **EDGAR FLAGG, III, AN UNMARRIED MAN** and **MICHELLE FLAGG F/K/A MICHELLE HUGGHIS, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a mailing address of 1857 E 93RD STREET, CHICAGO, IL 60617, hereinafter referred to as Grantor(s) and **MICHELLE FLAGG, AN UNMARRIED WOMAN**, a mailing address of 1857 E 93RD STREET, CHICAGO, IL 60617, 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: 1857 E 93RD STREET, CHICAGO, IL 60617

Prior instrument reference: Document Number: 0611505081, Recorded: 04/25/2006

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

20-Sep-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

25-01-321-010-0000 | 20210801642279 | 0-990-167-184

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

### REAL ESTATE TRANSFER TAX

20-Sep-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

25-01-321-010-0000

| 20210801642279 | 2-112-798-864

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IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 4 day of Jan, 2021.

*Michelle Flagg*

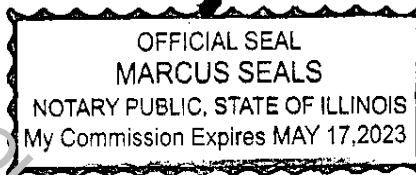
MICHELLE FLAGG F/K/A MICHELLE HUGGHIS

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 MICHELLE FLAGG F/K/A MICHELLE HUGGHIS, 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 4 day of Jan, 2021

*MS*  
\_\_\_\_\_  
Notary Public  
My commission expires: 05/17/2023



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

Property of Cook County Clerk's Office

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

01/04/2021  
Date

[Signature]  
Signature of Buyer, Seller or Representative

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 4 day  
of Jan, 20 21.

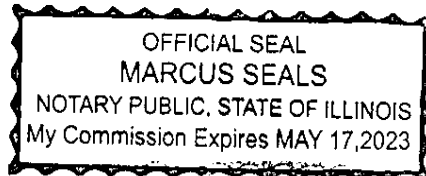
[Signature]  
EDGAR FLAGG, III

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 EDGAR FLAGG, III, 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 4 day of Jan, 2021

[Signature]  
Notary Public  
My commission expires: 05/17/2023



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**EXHIBIT A**  
**LEGAL DESCRIPTION**

THE FOLLOWING DESCRIBED REAL ESTATE IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO WIT:

LOT 1 IN BLOCK 16 IN BOGART AND DISBROWS SUBDIVISION OF BLOCKS 8, 15, AND 16 IN STONEY ISLAND HEIGHTS SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

TAX ID NO: 25-01-321-010-0000

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: SCOTT ROBINSON AND RENEE SMITH ROBINSON, HIS WIFE

GRANTEE: EDGAR FLAGG, III AND MICHELLE HUGGHIS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

DATED: 03/17/2006

RECORDED: 04/25/2006

DOC#/BOOK-PAGE: 0611505081

PROPERTY COMMONLY KNOWN AS: 1857 E 93<sup>RD</sup> STREET, CHICAGO, IL 60617

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

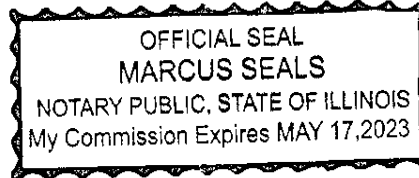
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 1-4-, 20 21.

Signature: *Michelle T. [Signature]*  
Grantor, or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this  
4, day of Jan, 20 21.

*[Signature]*  
Notary Public  
My commission expires: 05/17/2023



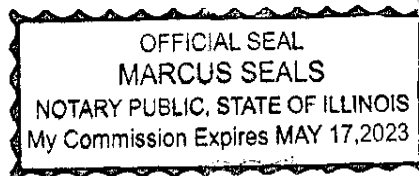
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 1-4-, 20 21.

Signature: *Michelle T. [Signature]*  
Grantee, or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this  
4, day of Jan, 20 21.

*[Signature]*  
Notary Public  
My commission expires: 05/17/2023



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.)