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AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280232793



2127112020

MAIL TAX STATEMENTS TO:
BARBARA A. BRUCE
13348 S STEPHEN DRIVE
PALOS PARK, IL 60464

Doc# 2127112020 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/28/2021 11:08 AM PG: 1 OF 5

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

Parcel ID No.: 23-32-405-019-0000

QUIT CLAIM DEED

THIS DEED made and entered into on this 17 day of May, 2021, by and between **ROBERT L. PETERSON and BARBARA A. BRUCE, HUSBAND AND WIFE, TENANTS BY THE ENTIRETY NOT AS JOINT TENANTS OR AS TENANTS IN COMMON**, a mailing address of 13348 S STEPHEN DRIVE, PALOS PARK, IL 60464, hereinafter referred to as Grantor(s) and **BARBARA A. BRUCE, A MARRIED PERSON**, a mailing address of 13348 S STEPHEN DRIVE, PALOS PARK, IL 60464, hereinafter referred to as Grantee(s)

WITNESSETH: That the said Grantors, for and in consideration of the sum of NINETY-TWO THOUSAND AND 00/100 (\$92,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in Cook County, Illinois:

LOT 19 IN BLOCK 4 IN MCGINNIS LAKE HIGHLANDS, A SUBDIVISION OF THE SOUTHEAST 1/4 (EXCEPT THE SOUTH 500 FEET OF THE EAST 500 FEET THEREOF AND EXCEPT THE WEST 1/2 OF THE SOUTHEAST 1/4) OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO EXCEPT THE NORTH 50.0 FEET THEREOF DEDICATED FOR HIGHWAY PURPOSES, IN COOK COUNTY, ILLINOIS.

Property commonly known as: 13348 S STEPHEN DRIVE, PALOS PARK, IL 60464

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

REAL ESTATE TRANSFER TAX

28-Sep-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

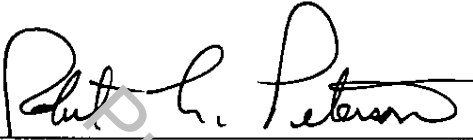
23-32-405-019-0000

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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 17TH day of MAY, 2021.

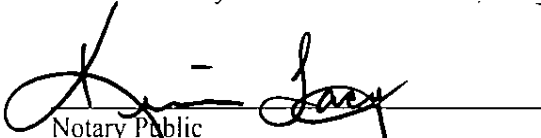


ROBERT L. PETERSON

STATE OF Illinois
COUNTY OF Cook

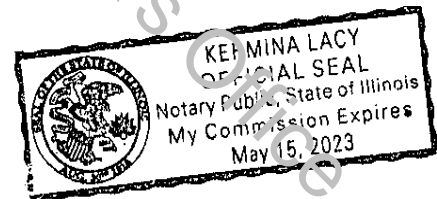
I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT **ROBERT L. PETERSON** is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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 17 day of May, 2021.



Notary Public

My commission expires: 5.15.2023



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IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 17 day
of May, 2021.

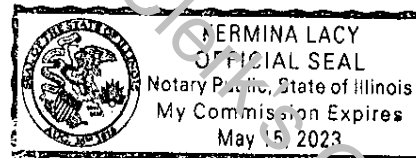
Barbara A. Bruce
BARBARA A. BRUCE

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 **BARBARA A. BRUCE** 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 17 day of May, 2021.

Hermine Lacy
Notary Public
My commission expires: 5.15.2023



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

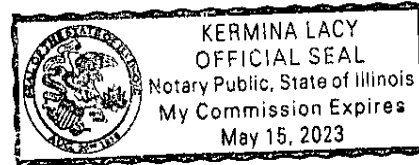
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 MAY 17th, 20 21.

Signature: [Signature]
Grantor, or Agent

Subscribed and sworn to before me by the said Robert L. Peterson this
17, day of May, 20 21.

[Signature]
Notary Public
My commission expires: 5.15.2023



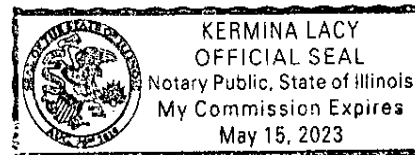
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 May 17, 20 21.

Signature: [Signature]
Grantee, or Agent

Subscribed and sworn to before me by the said Barbara A Bruce this
17, day of May, 20 21.

[Signature]
Notary Public
My commission expires: 5.15.2023



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.)

UNOFFICIAL COPY**PLAT ACT AFFIDAVIT**

State of Illinois

} SS.

County of Cook

Kermine Lacy, being duly sworn on oath, states that Barbara Le Ben resides at 13348 S. Stephen Dr. Palos Park, IL 60464 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.

Barbara Le Ben

SUBSCRIBED and SWORN to before me

this 17 day of May, 2021.

Kermine Lacy

