

UNOFFICIAL COPY

Doc#: 2128125091 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/08/2021 01:38 PM Pg: 1 of 4

Dec ID 20211001698712

File Number: ORG-225715

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law,
101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605.

Requested by/Return to:
Title365 (Omaha)
11010 Burdette Street
PO Box 641010
Omaha, NE 68164



Mail Tax Statements To: ANGELA LEE and JUNG LEE: 1035 Hannah Avenue, Forest
Park, IL 60130

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
15-13-419-034-0000

QUITCLAIM DEED

Exempt: Section 35 ILCS 200/31-45(e): consideration less than \$100

ANGELA LEE, hereinafter grantor, whose tax-mailing address is **1035 HANNAH AVENUE, FOREST PARK, IL 60130**, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **ANGELA LEE and JUNG LEE**, a married couple, hereinafter grantees, whose tax mailing address is **1035 HANNAH AVENUE, FOREST PARK, IL 60130**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Forest Park, County of Cook, State of IL, and is described as follows: Lots 18 and 19 in Block 12 in the Subdivision of Blocks 1, 11, 12, and 21 in Joseph K. Dunlop's Subdivision of the West 1/2 of the South East 1/4 of Section 13, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois. APN: 15-13-419-034-0000

Property Address is: 1035 HANNAH AVENUE, FOREST PARK, IL 60130

UNOFFICIAL COPY

Prior instrument reference: **1731049015**

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

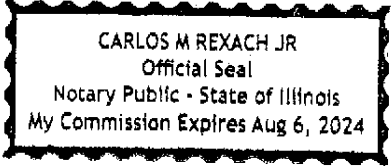
Executed by the undersigned on September 10, 2021 :

Angela J Lee
Angela Lee

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me on September 10, 2021 by **Angela Lee** who is personally known to me or has produced DRIVER'S LICENSE as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Carlos M Rexach Jr
Notary Public



UNOFFICIAL COPY

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 09-10-2021

Angela J Lee Taylor
Buyer, Seller or Representative

Property of Cook County Clerk's Office

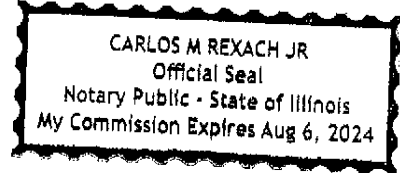
UNOFFICIAL COPY

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 land trust is either a natural person, and 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 September 10, 2021

Angela J Lee
Signature of Grantor or Agent



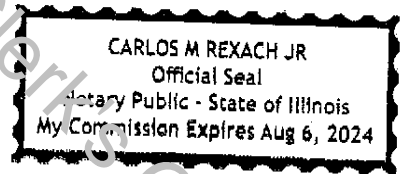
Subscribed and sworn to before
Me by the said Angela J. Lee
this 10 day of September,
2021.

NOTARY PUBLIC Carl M REXACH JR

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 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.

Date September 10, 2021

Jung Lee
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Jung Lee
This 10 day of September,
2021.

NOTARY PUBLIC Carl M REXACH JR

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)