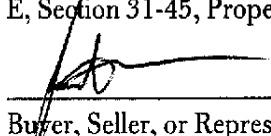


UNOFFICIAL COPY

Doc#: 2130247220 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/29/2021 04:19 PM Pg: 1 of 5

CH-171053-0
Exempt under provisions of Paragraph
E, Section 31-45, Property Tax Code.

Dec ID 20211001624225


Buyer, Seller, or Representative

When recorded, return deed to:
States Title FTS Agency
3900 Lennane Drive, Suite 110
Sacramento, CA 95834

Mail tax bills to:
Sergio Sosa and Felicia Bryant-Sosa,
18608 Augusta Lane, Hazel Crest, IL
60429

Prepared by Patrick Goodwin
c/o Better's Law Firm PLLC
800 Town & Country Blvd, Suite 500
Houston, TX 77024

Space above this line for Recorder's Use

QUITCLAIM DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Felicia Bryant Sosa, whose address is 18608 Augusta Lane, Hazel Crest, IL 60429 ("Grantor(s)"), does hereby convey and quitclaim to Sergio Sosa and Felicia Bryant-Sosa, husband and wife as tenants by the entirety, with an address of 18608 Augusta Lane, Hazel Crest, IL 60429 ("Grantee(s)"), the following described property situated in the County of Cook, State of Illinois, to wit:

LOT 17 IN FAIRWAY HOMES OF THE CLUS, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 9, 1996 PER DOCUMENT NO. 96686023, IN COOK COUNTY, ILLINOIS.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same property conveyed to Grantor by instrument recorded on 12/04/2019 at Doc#: 1333833028 with the Recorder of Cook County, Illinois.

Permanent Index No: 31-02-206-017-0000

UNOFFICIAL COPY

Property Address: 18608 Augusta Lane, Hazel Crest, IL 60429. This address is provided for informational purposes only

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

Dated this 10th day of May, 2021.

[Signature Page Follows]

FILE CH-171653-O

Property of Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR(S):

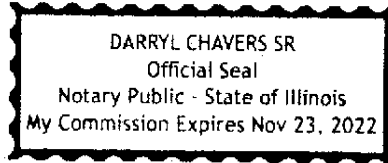
Felicia Bryant Sosa
Felicia Bryant Sosa

ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
COUNTY OF COOK)

This instrument was acknowledged before me on this 10th day of MAY, 2021, Felicia Bryant Sosa.

Darryl Chavers SR
Notary Public



My Commission Expires: 11-23-22

This instrument was prepared by Patrick Goodwin, a licensed attorney in this state, c/o Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@betterslawfirm.com, 713-360-6290 (without the benefit of title review). Information contained in this deed was provided to the preparer by a party's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. The preparer did not review a title search or provide legal advice regarding this document or the transaction. Any questions regarding this deed should be directed to: Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@betterslawfirm.com, 713-360-6290.

*** Exempt under provisions of Paragraph E, Section 31-45, Property Tax Code.***

5-10-21 Felicia Bryant Sosa
Date Buyer, Seller, or Representative

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

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 (ABI) 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 another 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: 5-10-21

SIGNATURE: Felicia Bryant Sosa
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

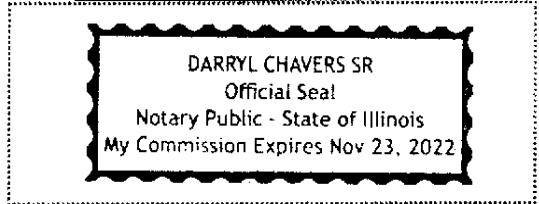
Darryl Chavers Sr

By the said (Name of Grantor): Felicia Bryant Sosa

On this date of: 5-10-21

NOTARY SIGNATURE: Darryl Chavers Sr

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 5-10-21

SIGNATURE: Felicia Bryant Sosa
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

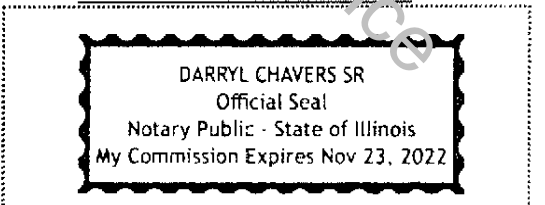
Darryl Chavers Sr

By the said (Name of Grantor): Felicia Bryant Sosa

On this date of: 5-10-21

NOTARY SIGNATURE: Darryl Chavers Sr

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

State of Illinois

} ss.

County of COOK

Felicia Bryant-Sosa

being
duly sworn on oath, states that She resides at 18608 Augusta Lane, Hazel Crest, IL. 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 a 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. 81-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that She makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Felicia Bryant-Sosa

SUBSCRIBED and SWORN to before me

this 10th day of MAY, 2021.

[Signature]

