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QUIT CLAIM DEED

Doc# 2130219042 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/29/2021 03:33 PM PG: 1 OF 4

The Grantor, Samuel Tate, a single man, of 10115 South Oakley Avenue, Chicago, Illinois 60643, for and in in Consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby Convey and Quit Claim to the Grantees, Samuel Tate and Angela Matchis Tate, both of 10115 South Oakley Avenue, Chicago, Illinois 60643, as Joint Tenants with Right of Survivorship, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED APPENDIX A

Permanent Tax Number: 25-07-317-004-0000

Commonly known as: 10115 South Oakley Avenue
Chicago, Illinois 60643

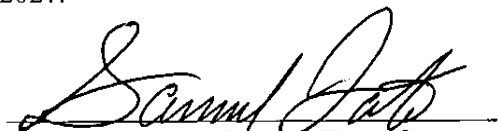
SUBJECT TO:


- (a) General real estate taxes not due and payable at the time of closing; and
- (b) Covenants, conditions, and restrictions of record, building lines, and easements, if any.



And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for an exemption of homesteads from sale on execution or otherwise, including but not limited to the Homestead Exemption laws of the State of Illinois.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set his respective hand

and seal this 24 day of August, 2021.


Samuel Tate, Grantor

REAL ESTATE TRANSFER TAX	29-Oct-2021
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	29-Oct-2021
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

25-07-317-004-0000 | 20211001611262 | 1-120-220-304

25-07-317-004-0000 | 20211001611262 | 0-728-904-848

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

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APPENDIX A – LEGAL DESCRIPTION

LOT 4 IN BLOCK 4 IN WILLIAM E. HARMON'S BEVERLY HILLS ADDITION, BEING A SUBDIVISION OF BLOCKS 1 TO 6 (EXCEPT LOTS 5 TO 6 IN BLOCK 2) IN TRACY HEIGHTS A SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PROPERTY ADDRESS: 10115 South Oakley Avenue
Chicago, Illinois 60643**

PARCEL NUMBERS: 25-07-317-004-0000

Property of Cook County Clerk's Office

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“EXEMPT” UNDER PROVISIONS OF PARAGRAPH E. SECTION 4, REAL ESTATE TRANSFER ACT.

State of Illinois)
) SS
County of ~~Cook~~ DuPage)

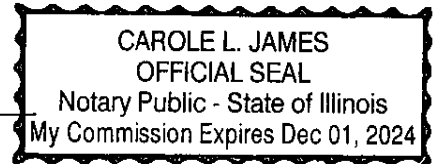
I, the undersigned, a Notary Public in and for the County and State aforesaid,
DO HEREBY CERTIFY THAT **Samuel Tate**, having before me affixed his respective
identity by producing a driver’s license or other competent identification, appeared before
me this day in person, and acknowledged that he signed, sealed, and delivered the
foregoing QUIT CLAIM DEED as his 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 official seal, this 24th day of August, 2021.

My Commission expires 12/01/2024.

Carole L. James

Notary Public



PREPARED BY:
Samuel A. Montiel
THE LAW OFFICES OF MATTHEW C. BAYSINGER
1900 West 75th Street
Woodridge, Illinois 60517

MAIL & SEND SUBSEQUENT TAX BILLS TO:
Samuel Tate
10115 South Oakley Avenue
Chicago, Illinois 60643

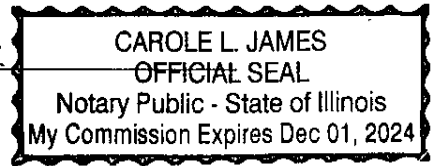
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STATEMENT BY GRANTOR AND GRANTEES

The **GRANTOR** or his agent affirms that, to the best of his knowledge, the name of the **GRANTEES** shown on the deed or assignment of beneficial interest (**ABI**) is/are 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 title to real estate under the laws of the State of Illinois.

Dated 8-24, 2021 Signature: *Samuel Tate*
Grantor or Agent:

Subscribed and sworn to before Me by the said Samuel Tate
this 24th day of AUGUST, 2021.



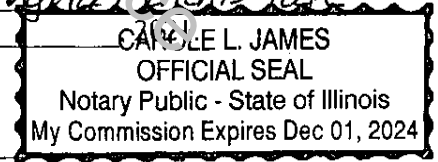
NOTARY PUBLIC *Carole L. James*

The **GRANTEES** or their agent(s) affirm that, to the best of their knowledge, the names of the **GRANTEES** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is/are 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 title to real estate under the laws of the State of Illinois.

Dated 8-24, 2021

Signature: *Samuel Tate* Signature: *Angela Nichis Tate*
Grantee or Agent: Grantee or Agent:

Subscribed and sworn to before Me by the said Samuel Tate, Angela Nichis Tate
this 24th day of Aug



NOTARY PUBLIC *Carole L. James*

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.)