

UNOFFICIAL COPY

Doc#: 2130742103 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/03/2021 01:45 PM Pg: 1 of 4

2125244 IL RTT

Dec ID 20211101627319
ST/CO Stamp 1-842-082-960
City Stamp 0-354-284-688

QUITCLAIM DEED

GRANTOR, AIRRION CLINTON, also known as AIRRION C. CLINTON and MAXINE CLINTON, also known as MAXINE L. CLINTON, husband and wife (herein, "Grantor"), whose address is 1511 East 85th Place, Chicago, IL 60619, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, AIRRION CLINTON, a married man (herein, "Grantee"), whose address is 1511 East 85th Place, Chicago, IL 60619, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 1511 East 85th Place, Chicago,
IL 60619

Permanent Index Number: 20-35-412-004-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 25 day of October, 2021

When recorded return to:

AIRRION CLINTON
1511 EAST 85TH PLACE
CHICAGO, IL 60619

Send subsequent tax bills to:

AIRRION CLINTON
1511 EAST 85TH PLACE
CHICAGO, IL 60619

This instrument prepared by:

LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
320 W OHIO ST. #3E
CHICAGO, IL 60654

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GRANTOR

Airriion Clinton

AIRRIION CLINTON, also known as AIRRIION C. CLINTON

STATE OF ILLINOIS
COUNTY OF COOK

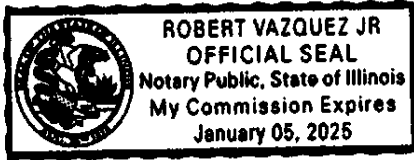
This instrument was acknowledged before me on 10/25/21, by AIRRIION CLINTON, also known as AIRRIION C. CLINTON.

[Affix Notary Seal]

Notary Signature: Robert Vazquez Jr

Printed name: Robert Vazquez Jr

My commission expires: January 05, 2025



GRANTOR

Maxine Clinton

MAXINE CLINTON, also known as MAXINE L. CLINTON

STATE OF ILLINOIS
COUNTY OF COOK

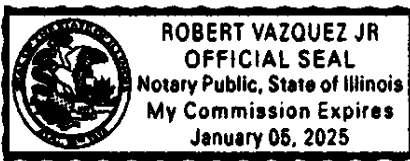
This instrument was acknowledged before me on 10/25/21, by MAXINE CLINTON, also known as MAXINE L. CLINTON.

[Affix Notary Seal]

Notary Signature: Robert Vazquez Jr

Printed name: Robert Vazquez Jr

My commission expires: January 05, 2025



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

Robert Vazquez Jr
Signature of Buyer/Seller/Representative

10/25/21
Date

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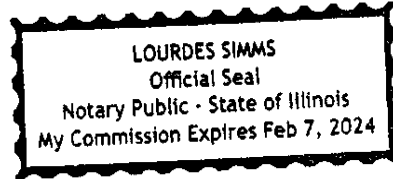
STATEMENT BY GRANTOR AND GRANTEE

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 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: October 25, 2021

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by
the said Loures Simms
this 25 day of October, 2021.



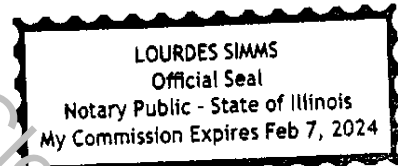
Notary Public: [Handwritten Signature]

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 acquire and hold title to real estate in Illinois, or other 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: October 25, 2021

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by
the said Loures Simms
this 25 day of October, 2021.



Notary Public: [Handwritten Signature]

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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EXHIBIT A

[Legal Description]

LOT 27 IN BLOCK 3 IN CEPEK'S SUBDIVISION, BEING A RESUBDIVISION OF SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER (EXCEPT THE NORTH HALF THEREOF) OF SECTION 35 TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, INCLUDING VACATED STREETS THEREIN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 12, 1915 AS DOCUMENT 5691417 IN COOK COUNTY, ILLINOIS.

This property constitutes the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.