

UNOFFICIAL COPY

Doc#: 2131349251 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/09/2021 02:12 PM Pg: 1 of 4

21266682LRTC

Dec ID 20211101633196
ST/CO Stamp 1-017-654-416

QUITCLAIM DEED

GRANTOR, LANSE EVANS and REBECCA JOHNSON, husband and wife, who acquired title as an unmarried man and an unmarried woman (herein, "Grantor"), whose address is 17311 69th Avenue, Tinley Park, IL 60477, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration **CONVEYS AND QUITCLAIMS** to **GRANTEE, LANSE EVANS and REBECCA JOHNSON,** husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 17311 69th Avenue, Tinley Park, IL 60477, 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: 17311 69th Avenue, Tinley Park,
IL 60477

Permanent Index Number: 28-30-307-013-000

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 20 day of October, 2021.

When recorded return to:

LANSE EVANS
REBECCA JOHNSON *WR*
17311 69TH AVENUE
TINLEY PARK, IL 60477

Send subsequent tax bills to:

LANSE EVANS
REBECCA JOHNSON
17311 69TH AVENUE
TINLEY PARK, IL 60477

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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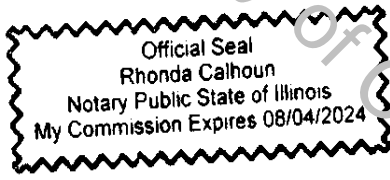
GRANTOR

[Signature]
LANSE EVANS

STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me on 10/20/21 by LANSE EVANS.

[Affix Notary Seal] Notary Signature: [Signature]
Printed name: Rhonda Calhoun
My commission expires: 8/4/24



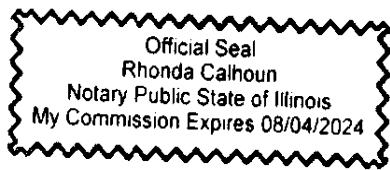
GRANTOR

[Signature]
REBECCA JOHNSON

STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me on 10/20/21, by REBECCA JOHNSON.

[Affix Notary Seal] Notary Signature: [Signature]
Printed name: Rhonda Calhoun
My commission expires: 8/4/24



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

[Signature]
Signature of Buyer/Seller/Representative

10-20-21
Date

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EXHIBIT A

[Legal Description]

LOT 2 (EXCEPT THE SOUTH 120 FEET THEREOF) AND EXCEPT THE NORTH 100 FEET THEREOF, IN JOHN M. RAUHOFF'S SUBDIVISION OF PART OF THE SOUTH HALF OF LOTS 1 AND 2 OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1909, AS DOCUMENT NO. 4404934.

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.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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.

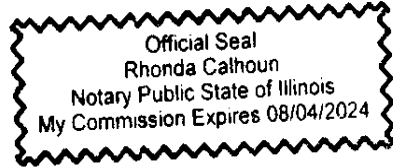
Dated: 10-20-21

Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 20 day of October, 2021.

Notary Public _____



The grantee or his/her agent affirms that, to the best of his/her 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.

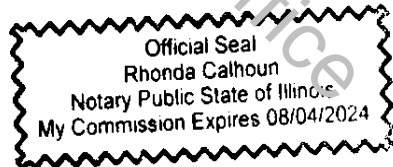
Dated: 10-20-21

Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 20 day of October, 2021.

Notary Public _____



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 Act.)