

# UNOFFICIAL COPY

Doc#: 2132204088 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/18/2021 02:18 PM Pg: 1 of 4

2131755 II/RTC

Dec ID 20211101641401  
ST/CO Stamp 1-091-673-232

## QUITCLAIM DEED

GRANTOR, HINES INVESTMENTS, LLC, an Illinois limited liability company (herein, "Grantor"), whose address is 21600 Jeffrey Avenue, Sauk Village, IL 60411, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, SEDGWICK D. HINES, TRUSTEE, or any successors in trust, under the SEDGWICK D. HINES LIVING TRUST dated April 9, 2014 and any amendments thereto (herein, "Grantee"), whose address is 2807 School St., Flossmoor, IL 60422, 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: 21600 Jeffrey Avenue, Sauk Village, IL 60411

Permanent Index Number: 32-25-113-001-0000

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 9 day of November, 2021.

### When recorded return to:

SEDGWICK D. HINES, TRUSTEE  
2807 SCHOOL ST.  
FLOSSMOOR, IL 60422 *W*

### Send subsequent tax bills to:

SEDGWICK D. HINES, TRUSTEE  
2807 SCHOOL ST.  
FLOSSMOOR, IL 60422

### 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

Hines Investments, LLC, an Illinois limited liability company

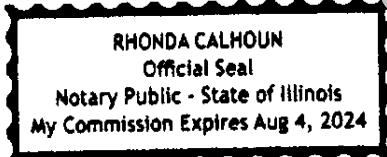
By: [Signature]  
Printed Name: Sedgwick Devaughn Hines  
Title: Manager

STATE OF ILLINOIS  
COUNTY OF COOK

This instrument was acknowledged before me on 11/9/2021, by Sedgwick Devaughn Hines, as Manager of Hines Investments, LLC, an Illinois limited liability company.

[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 \$1.00

[Signature]  
Signature of Buyer/Seller/Representative

11-9-21  
Date

PROPRIETARY COPY OF COOK COUNTY Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

[Legal Description]

LOT 1 IN BLOCK 6 IN SURREY BROOK, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 25 TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 1973 AS DOCUMENT NUMBER 22296201, 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.*

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## STATEMENT BY GRANTOR AND GRANTEE

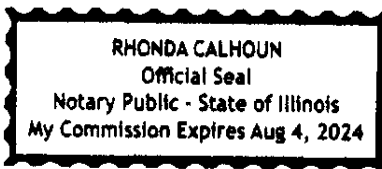
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 11.9.21

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 9 day of November, 2021.

Notary Public [Handwritten Signature]



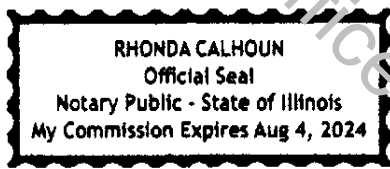
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 11.9.21

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 9 day of November, 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 Act.)