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Doc#: 2132320194 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/19/2021 07:50 AM Pg: 1 of 4

Dec ID 20211101636255

After Recording Return to:

Milestone Settlement, LLC
2855 St Rose Pkwy Suite 110
Henderson, NV 89052

Instrument Prepared By:

Kevin T. Kavanaugh, Esq.
3331 W. Big Beaver, Ste. 109
Troy, MI 48084
Licensed in IL, Bar ID No. 6280331

Mail Tax Statements To:

Larry Wells
15322 4th Avenue
Phoenix, IL 60426

Tax Parcel ID Number:

29-16-127-077-0000
29-16-127-043-0000

Order Number:

21-19753-IL-D

QUITCLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: Larry Wells, Dated: 11-1-2021
LARRY WELLS

Dated this 1st day of November, 2021. WITNESSETH, that **LARRY WELLS, a married man**, whose address is 15322 4th Avenue, Phoenix, IL 60426, who acquired title as a single man, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of TEN (\$10.00) DOLLARS, in hand paid, the receipt of which is hereby acknowledged, does hereby, grant, bargain, sell, assign, remiss, release, convey and confirm unto **LARRY WELLS and LISA R. WELLS, husband and wife, as tenants by the entirety**, whose address is 15322 4th Avenue, Phoenix, IL 60426, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in the County of Cook, State of Illinois, commonly known as 15322 4th Avenue, Phoenix, IL 60426, and legally described as follows, to wit:

The following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SEE ATTACHED CERTIFICATE



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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor on the date first written above.

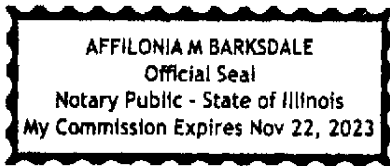
Grantor:

Larry Wells
LARRY WELLS

STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

I, Affilonia M Barksdale, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that LARRY WELLS, whose identity was proven through identification shown to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her 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 official seal this 1st day of November 2021.



Affilonia M Barksdale
Notary Public
My commission expires 11/22/2023



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21-19753-ILDQTC01010203



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EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT:

THE SOUTH 1/2 FEET OF LOT 15, ALL OF LOTS 16 AND 17 IN BLOCK 7 IN MCMAHON'S ADDITION TO HARVEY, BEING A SUBDIVISION LOT 7 OF RAVESLOOT'S SUBDIVISION OF LOTS 2, 3, 4, 5, 6, 7 AND 15 OF SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART BEGINNING IN THE NORTH LINE OF SAID LOT 7 AT A POINT 378 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 106 FEET; THENCE SOUTH 163.3 FEET; THENCE WEST 106 FEET; THENCE NORTH 163.3 FEET TO THE PLACE OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS.



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21-19753-ILDQTC01010303

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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: 11/16/2021

SIGNATURE: [Signature] - Agent
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:

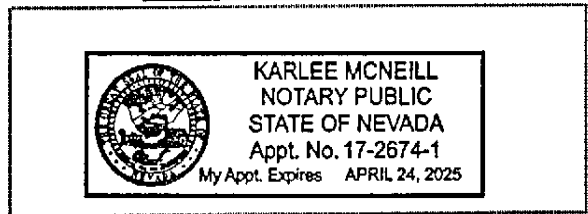
Karlee McNeill

By the said (Name of Grantor): Larry Wells

On this date of: 11/16/2021

NOTARY SIGNATURE: [Signature]

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 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: _____, _____, 20____

SIGNATURE: [Signature] - Agent
GRANTEE or AGENT

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

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

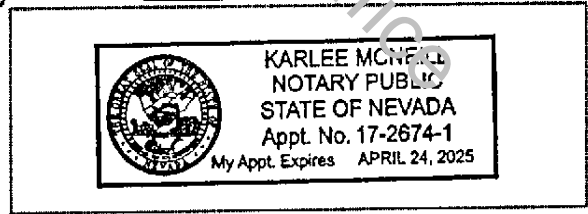
Karlee McNeill

By the said (Name of Grantee): Larry Wells and Lisette Wells

On this date of: 11/16/2021

NOTARY SIGNATURE: [Signature]

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)**)