

Prepared by:
Law Office of Erika C. Norton
15948 Woodlawn West
South Holland, IL 60473

UNOFFICIAL COPY

Doc#: 2134012097 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/06/2021 11:50 AM Pg: 1 of 4

QUIT CLAIM DEED
Statutory (Illinois)
(Individual to LLC)

Dec ID 20211201657108
City Stamp 0-386-884-240

GRANTOR
Kimuette Beasley, a single woman
732 N. Troy
Chicago, IL 60612

Of the City of Chicago County of Cook State of Illinois for the consideration of Ten and 00/100 ----- DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY(S) and QUIT CLAIM(S) to

ANDERSON & FRYE REALTY GROUP LLC
1655 S. Avers
Chicago, IL 60623

A limited liability company created and existing under and by virtue of the laws of the state of ILLINOIS and duly authorized to transact business in the state of Illinois with all interest in the following described Real Estate, the real estate situated in Cook County, Illinois.

Legal Description:

LOT 7 IN FRANK L. JOHNSON'S NORTH SELDON HEIGHTS SECOND ADDITION, BEING A SUBDIVISION IN LOT 51 AND 54 SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Hereby releasing and waving all rights under and by virtue of the Homestead Exemption Laws of State of Illinois. This is not homestead property.

Address of Real Estate: 10918 S. Eggleston., Chicago, IL 60628
Permanent Real Estate Index Number (s): 25-16-319-024-0000

QUIT CLAIM DEED
Statutory (Illinois)
(Individual to LLC)

UNOFFICIAL COPY

Dated this 02 day of Nov, 2021

Kimuette Beasley
Kimuette Beasley

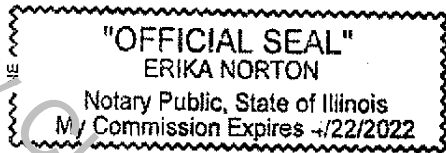
State of Illinois

County of Cook

I, the undersigned, a Notary Public in and foresaid, DO HEREBY CERTIFY that **Kimuette Beasley** personally, known to me to be the same person (s) whose names is/are subscribed to the foregoing instrument, appeared before me in person and acknowledged that he/she signed, seal and delivered the said instrument as ----- 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 2nd day of November, 2021

Signature of Notary: [Signature]



MAIL TO/SEND TAX BILL TO:
ANDERSON & FRYE REALTY GROUP LLC
1655 S. Avers
Chicago, IL 60623

Exempt under Real Estate Transfer Tax Act Sec 4

Par. E & Cook County Ord. 93104 Par. E

Date 11/2/2021 Sign. [Signature]

UNOFFICIAL COPY

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

REAL ESTATE TRANSFER TAX

02-Dec-2021



CHICAGO: 0.00

CTA: 0.00

TOTAL: 0.00

25-16-319-024-0000 | 20211201657108 | 0-386-884-240

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

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 12 1, 2021

SIGNATURE: *Dimuette Riley*
GRANTOR or AGENT

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

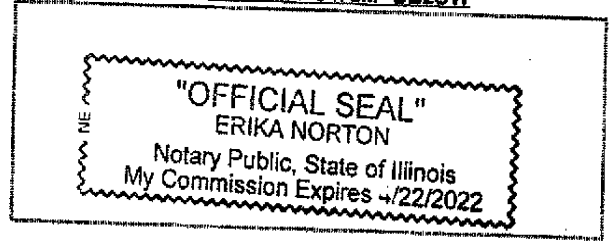
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): *Dimuette Riley*

On this date of: 11 12 1, 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: 10 128 1, 2021

SIGNATURE: *[Signature]*
GRANTEE or AGENT

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

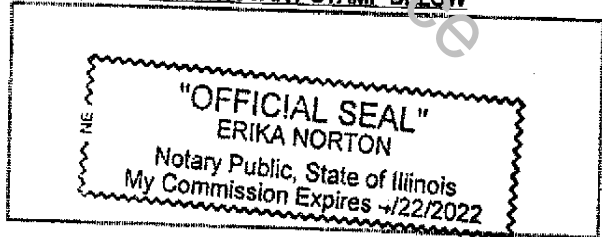
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): *Cedric Fraye*

On this date of: 11 12 1, 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)**)