

UNOFFICIAL COPY

QUIT CLAIM DEED

The GRANTOR, **Village of Phoenix, an Illinois Municipal Corporation**, of the County of Cook and State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to:

Antoine Pennington
826 E 155th Street
Phoenix, Illinois 60426



Doc# 2134012123 Fee \$93.00
RHSP FEE: \$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 12/06/2021 02:57 PM PG: 1 OF 3

for Recorder's use only

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 46, 47 AND 48 IN BLOCK 3 IN MCMAHON'S ADDITION TO HARVEY, BEING A SUBDIVISION OF LOT 7 OF RAVENSLOOT'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 163-3/10 FEET; THENCE WEST 106 FEET; THENCE NORTH 163-3/10 FEET TO THE PLACE OF BEGINNING, IN AFORESAID SECTION 16, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 29-16-131-065-0000 and 29-16-131-065-0000

Commonly known as: 826 East 155th Street, Phoenix, Illinois, 60426

to have and to hold unto said party of the second part said premises forever, together with all the appurtenances and privileges thereunto belonging or appertaining.

Subject to: covenants, conditions, easements and restrictions of record and general real estate taxes for the year 2021 and subsequent years.

DATED this 16th day of JULY, 2021.

Exempt under provisions of Section 4, Paragraph B, Real Estate Transfer Tax Act.
Date: <u>7-16-21</u>
Buyer, Seller or Representative



Village of Phoenix

By: Terry R. Wells
Terry R. Wells, Village President

Attest: Lori M. Hagler, Clerk
Lori Hagler, Village Clerk

SPS SC INT

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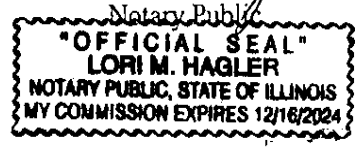
State of Illinois,)
)ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **Terry R. Wells, Village President, and Lori Hagler, Village Clerk, of the Village of Phoenix, an Illinois municipal corporation**, personally known to me to be the same persons whose names are subscribed to the above and foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 notarial seal this 16th day of July, 2021.

Commission Expires 12/16/2024

Lori M. Hagler



This instrument was prepared by:
Scott D. Dillner, Attorney at Law, 16231 Wausau, South Holland, IL 60473

Mail to:
Scott D. Dillner, Esq.
16231 Wausau Avenue
South Holland, IL 60473

Tax Bills to:
Antoine Pennington
826 E. 155 Street
Phoenix, IL 60420

REAL ESTATE TRANSFER TAX		03-Nov-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

29-16-131-065-0000 | 20210801626693 | 0-140-119-184

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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.

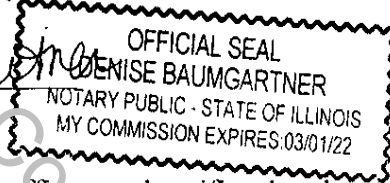
Dated: Aug. 3, 2021

Signature: _____

Grantor or Agent

Signed and Sworn to before me by the said Agent this 3 day of August, 2021

Denise Baumgartner
NOTARY PUBLIC



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.

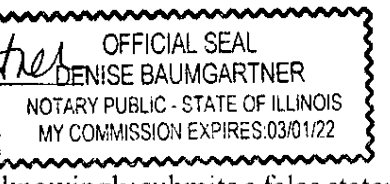
Dated: Aug 3, 2021

Signature: _____

Grantee or Agent

Signed and Sworn to before me by the said Agent this 3 day of August, 2021

Denise Baumgartner
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.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Tax Transfer Tax Act.)