


# UNOFFICIAL COPY

Doc# 2201312044 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/13/2022 06:34 AM Pg: 1 of 4

WF-2595340

Exempt under provisions of Paragraph  
E, Section 31-45, Property Tax Code.

Dec ID 20220101693781

  
\_\_\_\_\_  
Buyer, Seller, or Representative

When recorded, return deed to:  
Doma Insurance Agency, Inc.  
FKA States Title Agency, Inc.  
Recording Dept  
4 Park Plaza, Suite 1600  
Irvine, CA 92614

Mail tax bills to:  
3126 Sangamon Street, Steger, IL  
60475

Prepared by Patrick Goodwin  
c/o Bettors Law Firm PLLC  
800 Town & Country Blvd, Suite 500  
Houston, TX 77024

Space above this line for Recorder's Use

## QUITCLAIM DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Rick Radermacher, who acquired title as a married man, whose address is 3126 Sangamon Street, Steger, IL 60475 ("Grantor(s)"), does hereby convey and quitclaim to Rick Radermacher, a widower, with an address of 3126 Sangamon Street, Steger, IL 60475 ("Grantee(s)"), the following described property situated in the County of Cook, State of Illinois, to wit:

THE SOUTH 10 FEET OF LOT 12, AND ALL OF LOTS 13 AND 14 IN BLOCK 15 IN  
KEENEY'S SECOND ADDITION TO COLUMBIA HEIGHTS, BEING A SUBDIVISION IN  
THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32 AND THE NORTHWEST 1/4 OF  
THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 14, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same property conveyed to Grantor by instrument recorded on 02/24/2010 at Doc # 1005503018 with the Recorder of Cook County, Illinois.

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Permanent Index No: 32-32-408-036-0000 and 32-32-408-037-0000

Property Address: 3126 Sangamon Street, Steger, IL 60475. This address is provided for informational purposes only

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

Dated this 13 day of December, 2021.

[Signature Page Follows]

FILE WF-259534-O

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

GRANTOR(S):

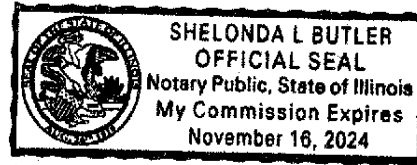
Rick Radermacher  
Rick Radermacher

### ACKNOWLEDGMENT

STATE OF IL )  
COUNTY OF COOK )

This instrument was acknowledged before me on this 13 day of December, 2021, Rick Radermacher.

Shelonda L Butler  
Notary Public



My Commission Expires: 11-16-2024

This instrument was prepared by Patrick Goodwin, a licensed attorney in this state, c/o Better's Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@betterlawfirm.com, 713-360-6290 (without the benefit of title review). Information contained in this deed was provided to the preparer by a party's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. The preparer did not review a title search or provide legal advice regarding this document or the transaction. Any questions regarding this deed should be directed to: Better's Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@betterlawfirm.com, 713-360-6290.

\*\*\* Exempt under provisions of Paragraph E, Section 31-45, Property Tax Code.\*\*\*

12/13/21  
Date

[Signature]  
Buyer, Seller, or Representative

County Clerk's Office

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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: 12-13-2021

SIGNATURE: Rick Rademacher

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:

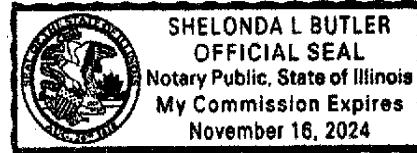
Shelonda L Butler

By the said (Name of Grantor): Rick Rademacher

AFFIX NOTARY STAMP BELOW

On this date of: 12-13-2021

NOTARY SIGNATURE: Shelonda L Butler



### 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 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: 12-13-2021

SIGNATURE: Rick Rademacher

GRANTEE or AGENT

### GRANTEE 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:

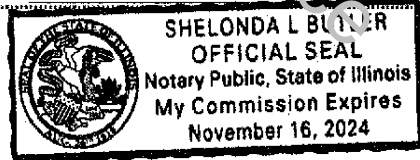
Shelonda L Butler

By the said (Name of Grantor): Rick Rademacher

AFFIX NOTARY STAMP BELOW

On this date of: 12-13-2021

NOTARY SIGNATURE: Shelonda L Butler



### 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)