

# UNOFFICIAL COPY

Doc#: 2201333125 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/13/2022 03:16 PM Pg: 1 of 6

Dec ID 20220101696363

File Number: 21209968R

This instrument prepared by Ross M. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law,  
101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605.

After Recording Return To:  
Avenue 365 Lender Services, LLC  
1100 Virginia Drive, Suite 130  
Fort Washington, PA 19034

Mail Tax Statements To: **Bobby B. Jackson, Verdell W. Jackson and Ronald L. Heard: 2104  
120th Place, Blue Island, IL 60406**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
25-30-114-049**

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## QUITCLAIM DEED

**Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual  
consideration is less than \$100**

**Bobby B. Jackson a/k/a Bobby Jackson and Verdell W. Jackson a/k/a Verdell Jackson**, husband  
and wife, whose mailing address is **2104 120th Place, Blue Island, IL 60406**, hereinafter grantors,  
for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Bobby B.  
Jackson and Verdell W. Jackson**, husband and wife, as Tenants by the Entirety and Joint Tenancy  
with the Right of Survivorship with **Ronald L. Heard**, single, hereinafter grantees, whose tax  
mailing address is **2104 120th Place, Blue Island, IL 60406**, with quitclaim covenants, all right,  
title, interest and claim to the following land in the following real property:

**THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF COOK, STATE OF  
ILLINOIS, AND DESCRIBED AS FOLLOWS:**

**LOT 24 (EXCEPT THE WEST 15 FEET THEREOF), LOT 25 AND THE WEST 2 FEET OF**

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**LOT 26 IN BLOCK 3 IN PETERSON'S SUBDIVISION OF LOT 3, THE SOUTH 33 FEET OF LOT 2 AND THE NORTH 33 FEET OF LOT 4, ALL IN SOUTH WASHINGTON HEIGHTS, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**BEING THE SAME PREMISES CONVEYED UNTO BOBBY JACKSON AND VERDELL JACKSON, BY VIRTUE OF SPECIAL WARRANTY DEED FROM CAPITAL TAX CORPORATION, A CORPORATION 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, DATED DECEMBER 20, 2001, RECORDED JANUARY 7, 2002, IN BOOK: 7303 AND PAGE: 19; INSTRUMENT: 0020018691.**

**PARCEL ID: 25-30-114-049**

**FOR INFORMATIONAL PURPOSES ONLY: COMMONLY KNOWN AS 2104 120TH PLACE, BLUE ISLAND, IL 60406**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

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Executed by the undersigned on October 25, 2021:

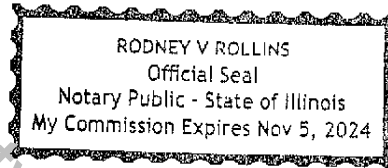
Bobby B. Jackson  
Bobby B. Jackson a/k/a Bobby Jackson

Verdell W. Jackson  
Verdell W. Jackson a/k/a Verdell Jackson

STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing instrument was acknowledged before me on October 25, 2021 by **Bobby B. Jackson a/k/a Bobby Jackson** and **Verdell W. Jackson a/k/a Verdell Jackson** who are personally known to me or have produced ILLINOIS DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

[Signature]  
Notary Public



PROPERTY OF COOK COUNTY CLERK'S OFFICE

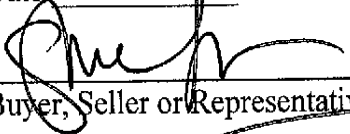
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**MUNICIPAL TRANSFER STAMP**  
**(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP**  
**(If Required)**

EXEMPT under provisions of Paragraph (e) Section 31-45, Property Tax Code.

Date: 10/25/21

  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

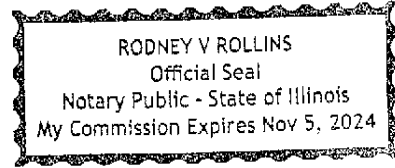
## STATEMENT BY GRANTOR AND GRANTEE

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 land trust is either a natural person, and 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 October 25, 2021

Bobby B. Jackson - Vudell W. Jackson  
Signature of Grantor or Agent

Subscribed and sworn to before  
Me by the said owners  
this 25<sup>th</sup> day of October,  
2021.



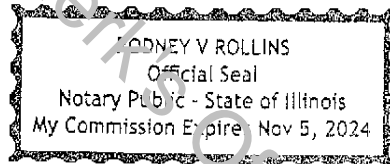
NOTARY PUBLIC [Signature]

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 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.

Date October 25, 2021

Bobby B. Jackson - Vudell W. Jackson, Ronald L. Hill  
Signature of Grantee or Agent

Subscribed and sworn to before  
Me by the said borrowers  
This 25<sup>th</sup> day of October,  
2021.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)

# UNOFFICIAL COPY

## Plat Act Affidavit

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

DOCUMENT NUMBER \_\_\_\_\_

I, (Name) \_\_\_\_\_, being duly sworn on oath, state that I/We own or are acting as the attorney in fact on behalf of the owner and state that this property 2104 120th Place, Blue Island, IL 60406, and the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyance made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the recording of a Deed in the COOK COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

*Rodney V. Rollins*

SUBSCRIBED and SWORN to before me this 25<sup>th</sup> day of October, 2021

*Vedell W. Jackson*  
(Signature)

*Ronald L. Hill*

NOTARY: *[Signature]*  
(seal)

