

UNOFFICIAL COPY

QUIT CLAIM DEED STATUTORY (ILLINOIS)

Doc#: 2202455191 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/24/2022 04:19 PM Pg: 1 of 3

Dec ID 20211201666841
ST/CO Stamp 2-066-718-352
City Stamp 0-720-739-984

THE GRANTOR(S), OSCAR THOMAS, in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid CONVEY(S) AND QUIT CLAIM(S) to OSCAR THOMAS AND YOLANDA THOMAS-WILLIAMS, as Joint Tenants, all interest in the following described real estate situated in the County of COOK, State of ILLINOIS, to wit:

LOT 33 IN BLOCK 33 IN COTTAGE GROUP HEIGHTS ADDITION BEING A SUDIVISION OF PART OF THE NORTH HALF (1/2) OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


COMMONLY KNOWN AS: 9536 S Woodlawn Ave, Chicago, IL 60628
PIN: 25-11-104-033-0000

Subject To: General Taxes for 2020 and subsequent years; installments, if any, not due at the date hereof or any special tax or assessments for improvements heretofore completed; building lines and building line restrictions of record; zoning and building laws and ordinances; private, public and utility easements; covenants and restrictions of record as to use and occupancy.

EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35 ILCS 200/31-45 SUB PAR. COOK COUNTY ORDINANCE 93-0-27 PAR. 1, AUGUST 17, 2006.



Dated this 15th day of November, 2021.

[SIGNATURE PAGE TO FOLLOW]

REAL ESTATE TRANSFER TAX		20-Jan-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

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

REAL ESTATE TRANSFER TAX		20-Jan-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

25-11-104-033-0000 | 20211201666841 | 2-066-718-352

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X Oscar Thomas

OSCAR THOMAS

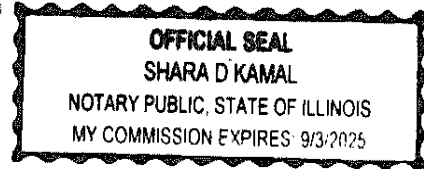
(SEAL)

State of ILLINOIS)
County of COOK) SS

I, the undersigned, a Notary Public in and for said County, DO HEREBY CERTIFY that Oscar Thomas is (are) personally known to me to be the same individual(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me in person, and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act for the purposes and uses set forth therein, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 1st day of Nov, 2021.

[Signature]
NOTARY PUBLIC



Prepared by: Shara D. H. Kamal, Esq.
WFML, PC
5113 S Harper Ave, Ste 2C
Chicago, IL 60615
(630) 756-3141

RETURN DEED to:

Oscar Thomas
9536 S Woodlawn Ave
Chicago, IL 60658

MAIL TAX BILL to:

Oscar Thomas
9536 S Woodlawn Ave
Chicago, IL 60658

THIS INSTRUMENT FILED FOR RECORD BY ALLIANCE TITLE CORPORATION AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO IT'S EXECUTION OR AS TO THE EFFECT UPON TITLE.

ALLIANCE TITLE CORPORATION

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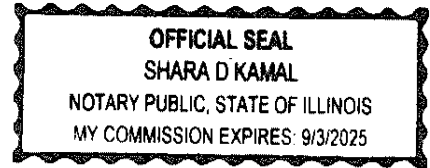
STATEMENT BY GRANTOR AND GRANTEE

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 11/1/2021

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said [Signature]
dated 11/1/2021



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 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 11/1/2021

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said [Signature]
dated 11/1/2021



Notary Public [Signature]

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.

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

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.