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Doc#: 2203307226 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/02/2022 10:11 AM Pg: 1 of 4

Dec ID 20211101626276

AFTER RECORDING RETURN TO:

Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL210110222LD

MAIL TAX STATEMENTS TO:

Virginia F. Hickman and Larry Hickman, Jr.
1558 Boeger Ave
Westchester, IL 60154

Name & Address of Preparer:

Carlos Del Rio, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 15-20-119-052

QUIT CLAIM DEED

THIS DEED made and entered into on this 26th day of October, 2021, by and between **Larry Hickman and Virginia F. Hickman A/K/A Virginia Hickman**, husband and wife, but as **tenants-by-the-entirety**, a mailing address of 1558 Boeger Ave, Westchester, IL 60154, hereinafter referred to as Grantor(s) and **Virginia F. Hickman, a married person and Larry Hickman, Jr., a single person, as joint tenants**, a mailing address of 1558 Boeger Ave, Westchester, IL 60154, hereinafter referred to as Grantee(s).

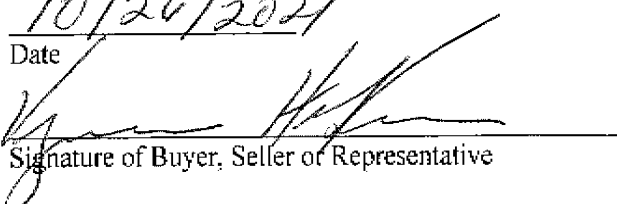
WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

LOT 13 IN BLOCK 17 IN MIDLAND DEVELOPMENT CO.'S HIGH RIDGE PARK FIRST ADDITION, BEING A SUBDIVISION OF PORTION OF WILLIAM Z. ELOSKY'S HIGH RIDGE. A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION, TOWNSHIP 39 NORTH, RANGE 12. EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS.

Property commonly known as: 1558 Boeger Ave, Westchester, IL 60154

"Exempt under provisions of Paragraph E"
Section 31-45; Real Estate Transfer Tax Act

10/26/2021
Date


Signature of Buyer, Seller or Representative

TRANSFER STAMP
Certification of Compliance

Village of Westchester, Illinois

OR 12-20-2021

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

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TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 26 day of OCT, 2021.

Larry Hickman by his attorney-in-fact Virginia F. Hickman
Larry Hickman, by his attorney-in-fact Virginia F. Hickman

Virginia F. Hickman
Virginia F. Hickman

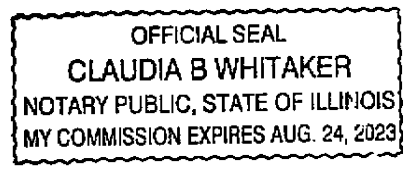
AKA Virginia Hickman
A/K/A Virginia Hickman

STATE OF IL
COUNTY OF Cook

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Larry Hickman, by his attorney-in-fact Virginia F. Hickman and Virginia F. Hickman A/K/A Virginia Hickman is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 26th day of October, 2021.

Claudia B. Whitaker
Notary Public
My commission expires: 8/24/2023



No title exam performed by the preparer. Legal description and party's names provided by the party.

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STATEMENT BY GRANTOR AND GRANTEE

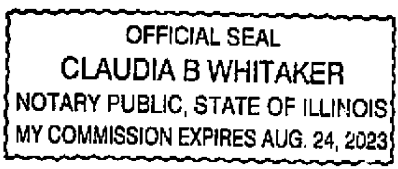
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 26 OCT, 2021.

Signature: [Handwritten Signature]
Grantor, or Agent

Subscribed and sworn to before me by the said Virginia Hickman this
26th day of October, 2021.

[Handwritten Signature]
Notary Public
My commission expires: 8/24/2023



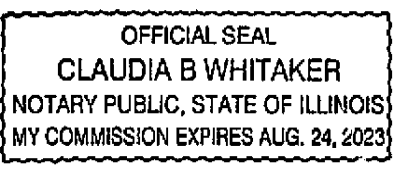
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 October 26, 2021.

Signature: [Handwritten Signature]
Grantee, or Agent

Subscribed and sworn to before me by the said Larry Hickman this
26th day of October, 2021.

[Handwritten Signature]
Notary Public
My commission expires: 8/24/2023



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

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Schedule A

The following described property situated in the county of of Cook, state of Illinois, to-wit:

LOT 13 IN BLOCK 17 IN MIDLAND DEVELOPMENT CO.'S HIGH RIDGE PARK FIRST ADDITION, BEING A SUBDIVISION OF PORTION OF WILLIAM Z. ELOSKY'S HIGH RIDGE. A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION, TOWNSHIP 39 NORTH, RANGE 12. EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office