

UNOFFICIAL COPY

MAY 18
Prepared By: Maya Garland
1235 N Ridgeland Ave.
Oak Park, IL, 60302

ILLINOIS QUITCLAIM DEED



Doc# 2203915026 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/08/2022 12:59 PM PG: 1 OF 4

Space Above for Recorder's Use

Return Recorded Document To:

InvestBig LLC

1235 N Ridgeland Avenue

Oak Park, IL 60302

Name & Address of Taxpayer:

InvestBig LLC

1235 N Ridgeland Avenue

Oak Park, IL 60302

THE GRANTOR(s) Maya Garland

of the City/Village of Berkeley County of Cook State of Illinois

for and in consideration of 0.00 Dollars, CONVEY and QUITCLAIM to

THE GRANTEE(s) InvestBig LLC

(Grantee's address) 1235 N Ridgeland Avenue

of the City/Village of Oak Park County of Cook State of IL

in the form of ownership: sole ownership

(Sole Ownership or Joint Tenancy with Right of Survivorship or Tenancy in Common or Tenancy by the Entirety)

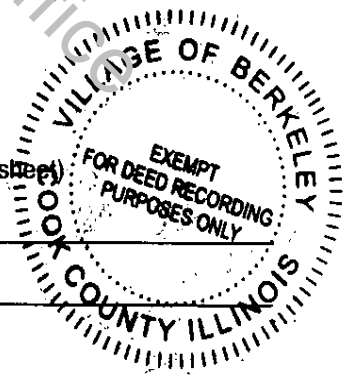
all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

See Attached Legal Description, Exhibit A

(Note: If additional space is required for legal, attach on a separate 8½ x 11 sheet)

Permanent Index Number(s) P.I.N. 15-07-110-005-0000 and 15-07-110-006-0000

Property Address 1412-1416 N. Taft Avenue, Berkeley, IL 60163



hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

(Note: If Grantor is also Grantee, you may want to strike Release and Waiver of Homestead Rights.)

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Dated this 22nd day of December, 2021.

Signature(s) of Grantor(s):

Maya Garland
(Printed Name)

(Printed Name)

STATE OF ILLINOIS }
County of Cook } SS

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT

MAYA GARLAND

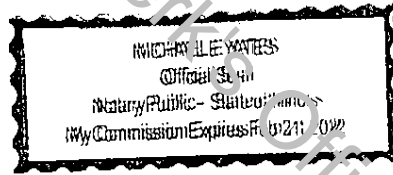
is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 13th day of January, 2022.

Michael E. Yates
Notary Public

My commission expires Feb 21, 2022.

Name & Address of Preparer:
MAYA GARLAND
1235 N Ridgeland Ave
Oak Park, IL, 60302



Affix: State of Illinois/Cook County Transfer Stamp

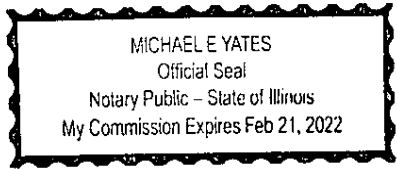
or

Exempt under 35 ILCS 200/31-45 paragraph 6

Section 4, Real Estate Transfer Act

Date: 01/13/2022

Maya Garland
Signature of Buyer, Seller or Representative



REAL ESTATE TRANSFER TAX		08-Feb-2022
COUNTY:		0.25
ILLINOIS:		0.50
TOTAL:		0.75

15-07-110-005-0000 | 20220101698530 | 0-255-537-552

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EXHIBIT "A"

LOTS 5 AND 6 IN FIRST ADDITION TO CRESCENT PARK EAST, A SUBDIVISION OF THE EAST 230 FEET OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 7, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF ST. CHARLES ROAD (EXCEPT THEREFROM THE EAST 80 FEET THEREOF AND EXCEPT THEREFROM THE SOUTH 842.5 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

Property address: 1412 North Taft Avenue, Berkeley, IL 60163
Tax Number: 15-07-110-005-0000

Property address: 1416 North Taft Avenue, Berkeley, IL 60163
Tax Number: 15-07-110-006-0000

Property of Cook 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: 02 | 25 | 2022

SIGNATURE: [Signature]
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:

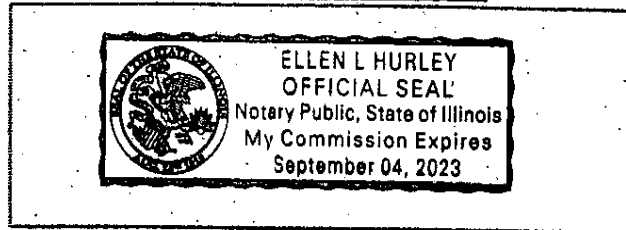
Ellen L. Hurley

By the said (Name of Grantor): MAYA GARLAND

AFFIX NOTARY STAMP BELOW

On this date of: 02 | 25 | 2022

NOTARY SIGNATURE: [Signature]



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 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: 02 | 08 | 2022

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

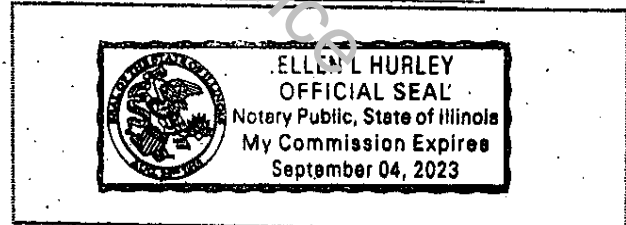
Ellen L. Hurley

By the said (Name of Grantee): INVESTBIG LLC

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 8 | 2022

NOTARY SIGNATURE: [Signature]



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)**