

# UNOFFICIAL COPY

Doc#: 2204512122 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/14/2022 07:34 AM Pg: 1 of 4

22012582/RTC

Dec ID 20220201619785  
ST/CO Stamp 1-947-120-016  
City Stamp 0-039-367-056

## QUITCLAIM DEED

**GRANTOR**, MELVIN DILLARD III, a married man, who took title as an unmarried man, joined by his spouse, JAZMINE DILLARD (herein, "Grantor"), whose address is 1513 East 84th Place, Chicago, IL 60619, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, MELVIN DILLARD III and JAZMINE DILLARD, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 1513 East 84th Place, Chicago, IL 60619, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 1513 East 84th Place, Chicago,  
IL 60619

Permanent Index Number: 20-35-408-004-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

### When recorded return to:

MELVIN DILLARD III  
JAZMINE DILLARD  
1513 EAST 84TH PLACE  
CHICAGO, IL 60619

### Send subsequent tax bills to:

MELVIN DILLARD III  
JAZMINE DILLARD  
1513 EAST 84TH PLACE  
CHICAGO, IL 60619

### This instrument prepared by:

LEILA L. HALE, ESQ.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

MAIL TO: RAVENSWOOD  
TITLE COMPANY, LLC  
320 W OHIO ST. #3E  
CHICAGO, IL 60654

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Dated this 4 day of February, 2022

GRANTOR

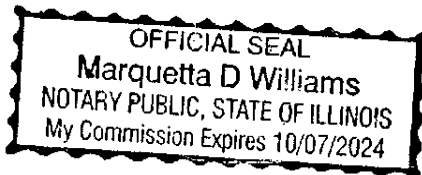


MELVIN DILLARD III

STATE OF Illinois  
COUNTY OF CookThis instrument was acknowledged before me on February 4, 2022, by MELVIN DILLARD III.

[Affix Notary Seal]

Notary Signature:

Printed name: Marquetta WilliamsMy commission expires: 10-7-24

GRANTOR

JAZMINE DILLARD

STATE OF Illinois  
COUNTY OF CookThis instrument was acknowledged before me on February 4, 2022, by JAZMINE DILLARD.

[Affix Notary Seal]

Notary Signature:

Printed name: Marquetta WilliamsMy commission expires: 10-7-24

EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) -  
ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

Signature of Buyer/Seller/Representative

2/4/22  
 Date

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## EXHIBIT A

[Legal Description]

LOT 28 IN BLOCK 5 IN CEPEK'S SUBDIVISION, BEING A RESUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE NORTH QUARTER THEREOF) OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property is NOT the homestead real property of grantor.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

**UNOFFICIAL COPY****STATEMENT OF GRANTOR/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 February 4, 2022 Signature: Mel D D III  
Grantor or Agent

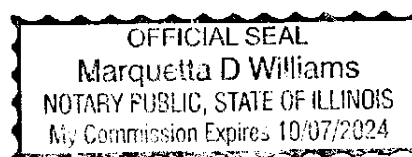
Subscribed and sworn to before

Me by the said Melvin Dillard III

this 4<sup>th</sup> day of February, 2022

Notary Public

Marquetta Williams



The grantee 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 February 4, 2022 Signature: Jazmine Dillard  
Grantee or Agent

Subscribed and sworn to before

Me by the said Jazmine Dillard

this 4<sup>th</sup> day of February, 2022

Notary Public

Marquetta Williams

