

QUIT CLAIM DEED

THE GRANTOR, **LORRAINE COLE**, of the Village of Romeoville, State of Illinois, County of Cook, for the consideration of Ten Dollars (\$10.00), and other good and valuable consideration the receipt whereof is hereby acknowledged, CONVEYS and WARRANTS to **LORRAINE COLE**, of the Village of Romeoville, State of Illinois, County of Will and **CARSHENA ROSS**, of the Village of Flossmoor, State of Illinois, County of Cook, as joint tenants, not as tenants in common.

Dec ID 20220201634943
ST/CO Stamp 1-176-028-560

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

LOT 21 IN PINEHURST OF FLOSSMOOR, BEING A SUBDIVISION OF THE NORTH 337.33 FEET OF THE SOUTHEAST 1/4 OF SECTION 7, LYING EAST OF DIXIE HIGHWAY AND THE EAST 984.13 FEET OF THE SOUTH 177.05 FEET OF THE NORTH 514.38 FEET OF THE SOUTHEAST 1/4 OF SECTION 7, LYING EASTERLY OF DIXIE HIGHWAY, ALL IN TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

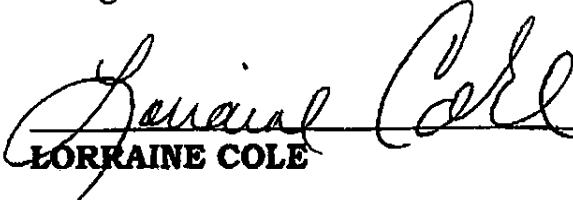
Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from December 6, 2021. After this 30-day period, Grantee is further prohibited from conveying the property for a sales price greater than \$360,000 until 90 days from December 6, 2021. These restrictions shall run with the land and are not personal to the Grantee.

Permanent Real Estate Index Number: 32-07-410-009-0000

Address of real estate: **1630 Pinehurst Ln., Flossmoor, IL 60422**

IN WITNESS WHEREOF:

The grantor has hereunto set its hands and seal this 29th day of February, 2022


LORRAINE COLE

Accommodation recording only;
document not reviewed and
no insurance provided

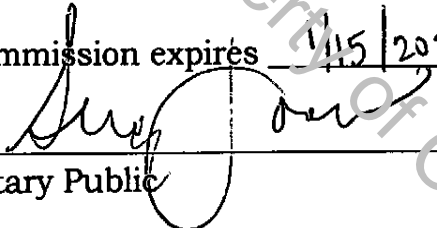
UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

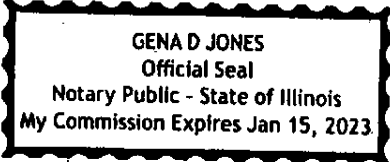
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY **LORRAINE COLE**, is personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of February, 2022

Commission expires 1/15/2023.



Notary Public



This instrument was prepared by: Carshena Ross, Esq., 1030 W. 111th St., Chicago, IL 60643

Mail to:
Lorraine Cole and Carshena Ross
1630 Pinehurst Ln.,
Flossmoor, IL 60422

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4
REAL ESTATE TRANSFER TAX ACT.
3/4/22 Lorraine Cole
DATE BUYER, SELLER, OR REPRESENTATIVE

Send subsequent tax bills to:
Lorraine Cole and Carshena Ross
1630 Pinehurst Ln.,
Flossmoor, IL 60422

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REAL ESTATE TRANSFER TAX ACT.
3/4/22 Lorraine Cole
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UNOFFICIAL COPY

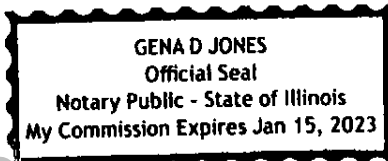
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

Date: 2/28/22 Signature: *Lorraine Cole*
Grantor or Agent

SUBSCRIBED and SWORN before me
this day of 20 2/28/22

Notary Public

Gene Jones



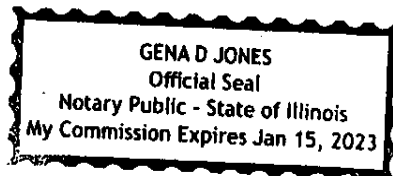
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date: 2/28/22 Signature: *Lorraine Cole / Carshena Ross*
Grantee or Agent

SUBSCRIBED and SWORN before me
this day of 20 2/28/22

Notary Public

Gene Jones



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 a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in the County of _____ in the State of Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]