

UNOFFICIAL COPY

AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL210142486LD

Doc#. 2207007282 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/11/2022 08:54 AM Pg: 1 of 5

Dec ID 20220301638821

City Stamp 1-552-901-520

MAIL TAX STATEMENTS TO:

Sheldon Edwards
Juanita Edwards
9046 S. Ada St
Chicago, IL 60620

Name & Address of Preparer:

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

Parcel ID No.: 25-05-128-030-0000

QUIT CLAIM DEED

THIS DEED made and entered into on this 20th day of January, 2022, by and between **Sheldon Edwards, a married man, joined in execution by his spouse Juanita Edwards**, a mailing address of 9046 S. Ada St, Chicago, IL 60620, hereinafter referred to as Grantor(s) and **Sheldon Edwards and Juanita Edwards, husband and wife, as joint tenants**, a mailing address of 9046 S. Ada St, Chicago, IL 60620, herein after 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 9046 S. Ada St, Chicago, IL 60620

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

1-20-2022
Date

Sheldon Edwards Juanita Edwards 1-20-2022
Signature of Buyer, Seller or Representative

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

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 20th day of January, 2022.

Sheldon Edwards
Sheldon Edwards

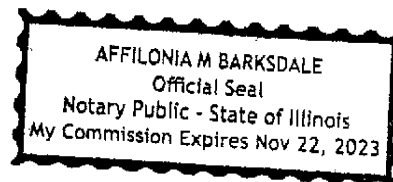
Juanita Edwards
Juanita Edwards

STATE OF ILLINOIS
COUNTY OF COOK


I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Sheldon Edwards and Juanita Edwards 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 20th day of January, 2022.

Affilonia M Barksdale
Notary Public
My commission expires: 11/22/2023



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

REAL ESTATE TRANSFER TAX		08-Mar-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

25-05-128-030-0000 | 20220301638821 | 1-552-901-520

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

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EXHIBIT "A"

LEGAL DESCRIPTION

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

THE SOUTH 32 FEET 6 INCHES OF LOT 15 IN BLOCK 13 IN H.H. THOMAS' SUBDIVISION OF BLOCKS 12 AND 13 IN W.O. COLE'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4) OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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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.

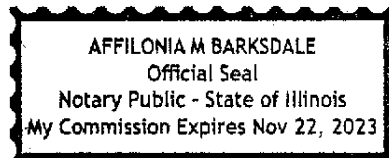
Dated 1-20, 2022.

Signature: Sheldon Edwards Grantor Edwards

Grantor, or Agent
State of Illinois, County of COOK

Subscribed and sworn to before me by the said Grantors this
20th, day of January, 2022.

Affilonia M. Barksdale
Notary Public
My commission expires: 11/22/2023



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.

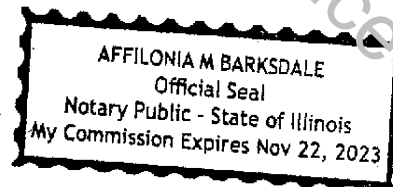
Dated 1-20, 2022.

Signature: Sheldon Edwards Grantor Edwards

Grantee, or Agent
State of Illinois, County of COOK

Subscribed and sworn to before me by the said Grantees this
20th, day of January, 2022.

Affilonia M. Barksdale
Notary Public
My commission expires: 11/22/2023



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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State of Illinois

} SS.

County of Cook

Sheldon Edwards and Juanita Edwards, being duly sworn on oath, states that Juanita Edwards resides at 9046 S Ada St, Chicago, IL 60620. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that they makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Sheldon Edwards Juanita Edwards

SUBSCRIBED and SWORN to before me

this 20th day of January, 2022.

Affilonia M. Barksdale

