

UNOFFICIAL COPY

Doc#: 2208918127 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/30/2022 08:10 AM Pg: 1 of 8
Dec ID 20220301663790

AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL220016499LD

MAIL TAX STATEMENTS TO:
Marshunt S. Coaks and Cedric Edwards
3016 Sandy Ridge Dr
Steger, IL 60475

Name & Address of Preparer:
Carlos Del Rio, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 32-33-403-053

QUIT CLAIM DEED

THIS DEED made and entered into on this 23 day of March, 2022, by and between **Marshunt S. Coaks, a married woman, joined in execution by her spouse, Cedric Edwards**, a mailing address of 3016 Sandy Ridge Dr, Steger, IL 60475, hereinafter referred to as Grantor(s) and **Marshunt S. Coaks and Cedric Edwards, wife and husband, as tenants by the entirety**, a mailing address of 3016 Sandy Ridge Dr, Steger, IL 60475, 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 76 IN SANDY RIDGE PHASE 3B, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property commonly known as: 3016 Sandy Ridge Dr, Steger, IL 60475

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

03-23-22

Date

Marshunt S Coaks

Signature of Buyer, Seller or Representative

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 23 day of March, 2022.

Marshunt S Coaks

Marshunt S. Coaks

Cedric Edwards

Cedric Edwards

STATE OF IL
COUNTY OF COOK

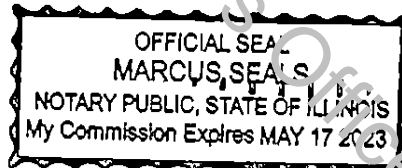
I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Marshunt S. Coaks and Cedric Edwards is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and 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 23 day of March, 2022.

Marcus Seals

Notary Public

My commission expires: 5-17-23



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

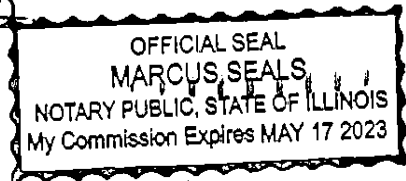
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 03-23, 2022.

Signature: Marsunt S Coaks
Grantor, or Agent

Subscribed and sworn to before me by the said Marsunt S Coaks this 23 day of March, 2022.

[Signature]
Notary Public
My commission expires: 5-17-23



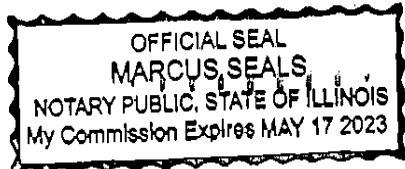
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 03-23, 2022.

Signature: Marsunt S Coaks
Grantee, or Agent

Subscribed and sworn to before me by the said Marsunt S. Coaks this 23 day of March, 2022.

[Signature]
Notary Public
My commission expires: 5-17-23



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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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

Marshunt S. Coaks, and

Marshunt S. Coaks and Cedric Edwards, being duly sworn on oath, states that Cedric Edwards resides at 3016 Sandy Ridge Dr. Steger, IL 60475. 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.

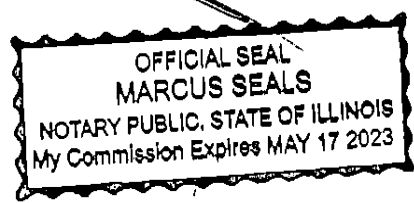
Affiant further state that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Marshunt S. Coaks

SUBSCRIBED and SWORN to before me

this 23 day of March, 2022

[Signature]



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LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS.
Lot 76 in Sandy Ridge Phase 3B, being a subdivision of part of the Southeast 1/4 of Section 33, Township 35 North, Range 13, East of the third principal meridian, in Cook County, Illinois.

Parcel/APN/Tax ID: 32-33-403-053

Property of Cook County Clerk's Office



Declaration ID: 20220401663790

Status: Closing Completed

Document No.: Not Recorded

UNOFFICIAL COPY

State/County Stamp: Not Issued

City Stamp:

COOK COUNTY

Real Estate Transfer Declaration

PROPERTY IDENTIFICATION:

Address of Property 3016 SANDY RIDGE DR STEGER 60475-1949
 Street or Rural Route City ZIP

Permanent Real Estate Index No. 32-33-403-053-0000 Township Bloom

Date of Deed 3/23/2022 Type of Deed Quit Claim Deed

TYPE OF PROPERTY:

- Single Family Commercial
 Condo, co-op Industrial
 4 or more units (residential) Vacant Land
 Mixed use (commer. & resid.) Other (select description)

INTEREST TRANSFERRED:

- Fee title Controlling interest in real estate entity (ord. Sec. 2)
 Beneficial interest in a land trust
 Lessee interest in a ground lease Other (select description)

LEGAL DESCRIPTION:

Sec. 33 Twp. Bloom Range 13

LOT 76 IN SANDY RIDGE PHASE 3B, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMPUTATION OF TAX:

| | |
|-----------------------------------------------------------|------|
| Full actual consideration | 0.00 |
| Less amount of personal property included in purchase | 0.00 |
| Net consideration for real estate | 0.00 |
| Less amount of mortgage to which property remains subject | 0.00 |
| Net taxable consideration | 0.00 |
| Amount of tax stamps (\$0.25 per \$500 or part thereof) | 0.00 |

ATTESTATION OF PARTIES: we hereby declare the full actual consideration and above facts contained in the declaration to be true and correct.

MARSHUNT S. COAKS 3016 SANDY RIDGE DR STEGER 60475-1949
 Name and Address of Seller Street or Rural Route City ZIP Code

MARSHUNT S. COAKS 3016 SANDY RIDGE DR STEGER 60475-1949
 Name and Address of Buyer Street or Rural Route City ZIP Code

Buyer has a different mailing address for tax documents.

MARSHUNT S. COAKS 3016 SANDY RIDGE DR STEGER IL 60475-1949
 Name or company Street address City State ZIP Code

MyDec

Declaration ID: 20220401663790

Status: Closing Completed

Document No.: Not Recorded

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State/County Stamp: Not Issued

City Stamp:

Exempt Transfers**(Select the Appropriate Exemption)**

Exempt transfers are subject to the requirement contained in subsection 7(c) of this ordinance.

7(c) "No transfer shall be exempt from the tax imposed by this ordinance unless the declaration describes the facts supporting the exemption and is accompanied by such supporting documentation as the Recorder may reasonably require."

- Transfer is not exempt.
- A. Transfers of real property made prior to May 21, 1979, where the deed was recorded after that date or assignments of beneficial interest in real property dated prior to August 1, 1985, where the assignment was delivered on or after August 1, 1985;
- B. Transfers involving real property acquired by or from any governmental body or acquired by any corporation, society, association, foundation, or institution organized and operated exclusively for charitable, religious, or educational purposes or acquired by any international organization not subject to local taxes under applicable law;
- FEIN of entity holding IRS Tax Exempt Status _____
- Note: Prepare to present proof of IRS tax exempt status, if requested, at time of recording.
- C. Transfers in which the deed, assignment, or other instrument of transfer secures debt or other obligation;
- D. Transfers in which the deed, assignment, or other instrument of transfer, without additional consideration, confirms, corrects, modifies, or supplements a deed, assignment, or other instrument of transfer previously recorded or delivered;
- E. Transfers in which the transfer price is less than \$100.00;
- F. Transfers in which the deed is a tax deed;
- G. Transfers in which the deed, assignment, or other instrument of transfer releases property which secures debt or other obligations;
- H. Transfers in which the deed is a deed of partition; provided, however, that if a party receives a share greater than its undivided interest in the real property, then such party shall be liable for tax computed upon any consideration paid for the excess;
- I. Transfers between a subsidiary corporation and its parent or between subsidiary corporations of a common parent either pursuant to a plan of merger or consolidation or pursuant to an agreement providing for the sale of substantially all of the seller's assets;
- J. Transfers from a subsidiary corporation to its parent for no consideration other than the cancellation or surrender of the subsidiary's stock and transfers from a parent corporation to its subsidiary for no consideration other than the issuance or delivery to the parent of the subsidiary's stock;
- K. Transfers made pursuant to a confirmed plan of reorganization as provided under section 1146 (c) of Chapter 11 of the U.S. Bankruptcy Code of 1978, as amended;
- Provide bankruptcy court docket number: _____
- L. Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States, except that such deeds shall not be exempt from filing the declaration; and
- M. Transfers in which the deed or other instrument of transfer is issued to the mortgagee or secured creditor pursuant to a mortgage or security interest foreclosure proceeding or sale or pursuant to a transfer in lieu of foreclosure.

MyDec

Declaration ID: 2022041663790

Status: Closing Completed

Documnet No.: Not Recorded

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State/County Stamp: Not Issued

Additional Sellers Information

| Seller's name | Seller's address (after sale) | City | State | ZIP | Seller's phone | Country |
|----------------------|-------------------------------|--------|-------|-----------|----------------|---------|
| CEDRIC L. EDWARDS | 3016 SANDY RIDGE DR | STEGER | IL | 604750000 | 7732979808 | USA |

Additional Buyers Information

| Buyer's name | Buyer's address (after sale) | City | State | ZIP | Buyer's phone | Country |
|----------------------|------------------------------|--------|-------|-----------|---------------|---------|
| CEDRIC L. EDWARDS | 3016 SANDY RIDGE DR | STEGER | IL | 604750000 | 7732979808 | USA |

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