

UNOFFICIAL COPY

This document prepared by:

Antonia Foster
1317 N 17th Ave Apt 2
Melrose Park, IL 60160
312-843-4512

Return this document and future
Tax bills to:

Steven A Foster
3733 W Wabansia Ave
Chicago, IL 60647



Doc# 2209522009 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/05/2022 11:33 AM PG: 1 OF 4

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this _____ day of April, 2022, by the Grantor(s),

Antonia Foster, an unmarried woman whose address is:

1317 N 17th Ave Apt 2
Melrose Park, IL 60160

to the Grantee(s),

Steven A Foster, an unmarried man whose address is:

3733 W Wabansia Ave
Chicago, IL 60647

WITNESSETH, That the said Grantor, for 0.00

Zero dollars and zero cents

The receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Cook, State of Illinois, legally described as:

LOT 14 IN BLOCK IN THE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4 EXCEPT RAILROAD) IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX

05-Apr-2022



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

13-35-326-007-0000

| 20220401671115 | 1-894-564-752

REAL ESTATE TRANSFER TAX

05-Apr-2022



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

13-35-326-007-0000 | 20220401671115 | 0-081-929-104

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

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Commonly known as: 3733 W Wabansia Ave, Chicago, IL 60647

Parcel Identification: 13-35-326-007-0000

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Signature: *Antonia Foster*
Print Name: Antonia Foster
Capacity: Grantor

Signature: *Steven A Foster*
Print Name: Steven A Foster
Capacity: Grantee

Signature: _____
Print Name: _____
Capacity: _____

Signature: _____
Print Name: _____
Capacity: _____

STATE OF Illinois
COUNTY OF Cook (SS)

I, the undersigned, a notary public, certify that ANTONIA FOSTER & STEVEN A FOSTER

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

Given under my hand this 5th day of April, 2022.

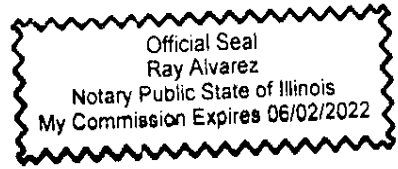
Ray Alvarez
Signature of Notarial Officer
Ray Alvarez

Print Name
802641

Serial number, if any
06-02-2022

My appointment expires

[SEAL]



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EXHIBIT PAGE A

Property of Cook County Clerk's Office

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. E and Cook County Ord. 93-0-27 par. 4
Date 4/9/2022 Sign. *Antonia Fort*

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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: 03 | 28 | 20 22

SIGNATURE: *Antonia Foster*
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:

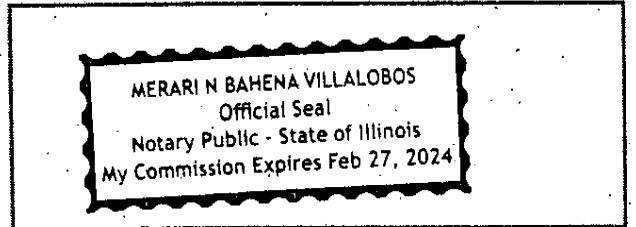
Merari N. Bahena Villalobos

By the said (Name of Grantor): Antonia Foster

On this date of: 03 | 28 | 20 22

NOTARY SIGNATURE: *Merari N. Bahena Villalobos*

AFFIX NOTARY STAMP BELOW



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: 03 | 28 | 20 22

SIGNATURE: *SAF*
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:

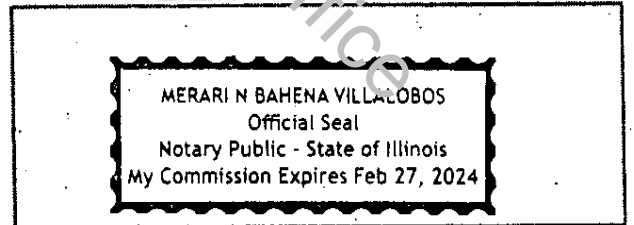
Merari N. Bahena Villalobos

By the said (Name of Grantee): Steven A. Foster

On this date of: 03 | 28 | 20 22

NOTARY SIGNATURE: *Merari N. Bahena Villalobos*

AFFIX NOTARY STAMP BELOW



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)**)