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Doc# 2210347198 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/13/2022 01:00 PM Pg: 1 of 5
Dec ID 20220401681281

After Recording Return to:

Amrock LLC
662 Woodward Avenue
Detroit, MI 48226

Instrument Prepared By:

Kimberly Vereb, Esq.
1174 Red Dunes Run
Avon, IN 46123
IL Bar ID No. 6244816

Mail Tax Statements To:

James B. Scott & Patricia A. Scott
16808 Luella Avenue
South Holland, IL 60473-2621

Tax Parcel ID Number:

29-24-403-011-0000

Order Number:

69560470 6893357

QUITCLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: James B. Scott, date 1-20-2021
James B. Scott, as Co-Trustee under the James B. Scott and Patricia A. Scott Trust dated July 7, 2004

Dated this 20th day of February, 2021. WITNESSETH, that, JAMES B. SCOTT and PATRICIA A. SCOTT, as Co-Trustees under THE JAMES B. SCOTT AND PATRICIA A. SCOTT TRUST dated July 7, 2004, whose address is 6808 Luella Avenue, South Holland, IL 60473-2621, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto JAMES B. SCOTT and PATRICIA A. SCOTT, husband and wife, 16808 Luella Avenue, South Holland, IL 60473-2621, whose address is 16808 Luella Avenue, South Holland, IL 60473-2621, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 16808 Luella Avenue, South Holland, IL 60473-2621, and legally described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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Assessor's Parcel Number: 29-24-403-011-0000

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

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor on the date first written above.

James B. Scott

JAMES B. SCOTT, as Co-Trustee under **THE JAMES B. SCOTT AND PATRICIA A. SCOTT TRUST** dated July 7, 2004

Patricia A. Scott

PATRICIA A. SCOTT, as Co-Trustee under **THE JAMES B. SCOTT AND PATRICIA A. SCOTT TRUST** dated July 7, 2004

STATE OF Illinois)

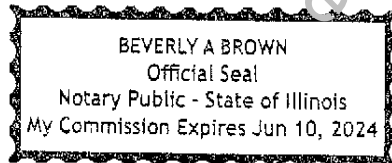
COUNTY OF Cook)

I, Beverly A. Brown, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **JAMES B. SCOTT and PATRICIA A. SCOTT**, as Co-Trustees under **THE JAMES B. SCOTT AND PATRICIA A. SCOTT TRUST** dated July 7, 2004, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand official seal this 20th day of February 2024.

Beverly A. Brown
Notary Public

My Commission Expires: June 10, 2024



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EXHIBIT A LEGAL DESCRIPTION

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

LOT 43 IN CALUMET SERVICE CORPORATION SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 16808 Luella Avenue, South Holland, IL 60473-2621

Assessor's Parcel No.: 29-24-403-011-0000

Property of Cook County Clerk's Office

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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: Feb 10 20 21

SIGNATURE: James B Scott
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:

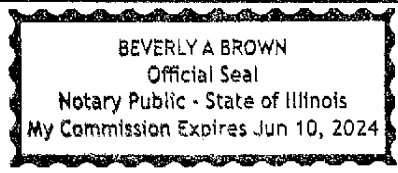
Beverly A. Brown

By the said (Name of Grantor): James B. Scott

On this date of: Feb 10 20 21

NOTARY SIGNATURE: Beverly A. Brown

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: Feb 10 20 21

SIGNATURE: James B Scott
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:

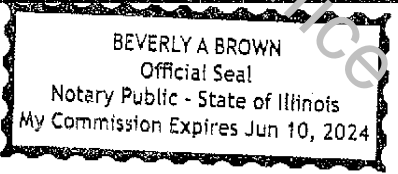
Beverly A. Brown

By the said (Name of Grantee): James B. Scott, Co-Trustee

On this date of: Feb 10 20 21

NOTARY SIGNATURE: Beverly A. Brown

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)**

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **James B Scott and Patricia A Scott Trust**
Mailing Address: **16808 Luella Ave, South Holland, IL 60473**
Telephone No.: **708-895-6868**
Attorney or Agent: **Charlie Doerr**
Telephone No.: **312-508-5575**
Property Address: **16808 Luella Ave
South Holland, IL 60473**
Property Index Number (PIN): **29-24-403-011-0000**
Water Account Number: **0420084000**
Date of Issuance: **4/12/2022**

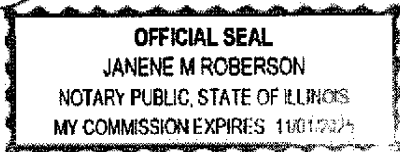
State of Illinois)
County of Cook)

This instrument was acknowledged before
me on April 12, 2022 by

Janene M Roberson
Janene M Roberson
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND

By: But Scott
Deputy Village Clerk or Representative



[SEAL]

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.