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Doc#. 2211701251 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/27/2022 12:11 PM Pg: 1 of 4



Dec ID 20220401696414
ST/CO Stamp 1-669-080-976

National Title Solutions, Inc.

QUIT CLAIM DEED ILLINOIS STATUTORY Individual

File Number: 2022-2320

THE GRANTOR(S) STEVEN FOSTER, DIVORCED AND NOT SINCE REMARRIED, AND ANTONIA FOSTER, DIVORCED AND NOT SINCE REMARRIED, whose address is 1315-1317 North 17th Avenue, Melrose Park, IL 60160, of the County of Cook, State of Illinois for and in consideration of Ten Dollars, (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to ANTONIA FOSTER, DIVORCED AND NOT SINCE REMARRIED whose address is 1315-1317 North 17th Avenue, Melrose Park, IL 60160 of the County of Cook, State of Illinois. All interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LOTS 3 AND 4 IN BLOCK 79 IN MELROSE, A SUBDIVISION OF PART OF SECTIONS 3 AND 10, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 15-03-408-003-0000

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

Permanent Real Estate Index Number(s): 15-03-408-003-0000

Address(es) of Real Estate: 1315-1317 North 17th Avenue, Melrose Park, IL 60160

EXEMPT UNDER PROVISIONS OF
Paragraph E Section 31-45
Property Tax Code:

04-11-22
Date

Alison Mann
Buyer, Seller or Representative

EXEMPT
VILLAGE OF MELROSE PARK
Ordinance No. 687
1315-1317 N. 17th ave
Address of Property
MAE 4/25/22
Approved Date

REAL ESTATE TRANSFER TAX 27-Apr-2022
COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00
15-03-408-003-0000 | 20220401696414 | 1-669-080-976

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Dated this 11th day of April, 2022

[Signature]
STEVEN FOSTER

[Signature]
ANTONIA FOSTER

State of IL, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT STEVEN FOSTER AND ANTONIA FOSTER personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me by means of () physical presence or () online notarization, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 11th day of April, 2022
[Signature] (Notary Public)

After Recording, Return To:

National Title Solutions, Inc.
235 Remington Blvd., Ste. C
Bolingbrook, IL 60440



Prepared By:

Meghan Stokes
Law Office of Meghan Stokes LLC
3452 N Kolmar Ave.
Chicago, IL 60641

Mail Tax Bill(s) To:

Antonia Foster ^{AW}
~~1315 North 17th Avenue~~ 1315-1317 N 17th Ave
Melrose Park, IL 60160

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-6020 (from Ch. 34, par. 3-6020)

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: 04 | 11 | 2022

SIGNATURE: *Allison Marshall*
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:

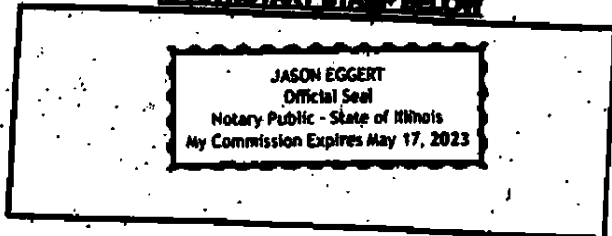
By the said (Name of Grantor): _____

On this date of: 04 | 11 | 2022

NOTARY SIGNATURE: *[Signature]*

Jason Eggert

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: 04 | 11 | 2022

SIGNATURE: *Allison Marshall*
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:

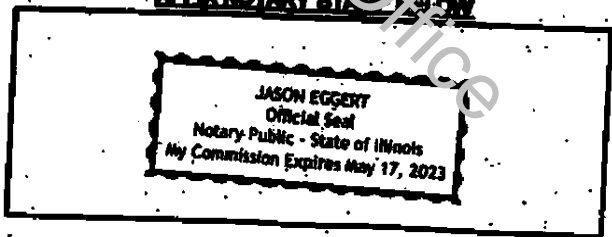
By the said (Name of Grantee): _____

On this date of: 04 | 11 | 2022

NOTARY SIGNATURE: *[Signature]*

Jason Eggert

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-6020(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 200/1-31)**)

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EXHIBIT "A" Property Description

Closing Date: April 11, 2022

Borrower(s): Antonia Foster

Property Address: 1315-1317 North 17th Avenue, Melrose Park, IL 60160

PROPERTY DESCRIPTION:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT:

LOTS 3 AND 4 IN BLOCK 79 IN MELROSE, A SUBDIVISION OF PART OF SECTIONS 3 AND 10, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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