

UNOFFICIAL COPY

Doc#. 2211707102 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/27/2022 09:27 AM Pg: 1 of 4
Dec ID 20220401695799

Prepared By:
CAROLE KROHN, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
415 BLUE SAGE CIRCLE
STEAMBOAT SPRINGS, CO 80488

Recording Requested By/Return to:
AVENUE 365 LENDER SERVICES, LLC
1100 VIRGINIA DRIVE SUITE 130
FORT WASHINGTON, PA 19034

FOR RECORDER'S USE ONLY

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 16th day of March, 2022, by first party **TIKA A. ARIYO FORMERLY KNOWN AS TIKA SANDERS, MARRIED WHO TOOK TITLE AS UNMARRIED**, to second party, **TIKA A. ARIYO, MARRIED**, of 543 LAKEWOOD BOULEVARD, PARK FOREST, IL 60466.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby convey and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described real estate in the County of COOK, State of Illinois, to wit:

LOT 4 IN BLOCK 7 IN VILLAGE OF PARK FOREST WESTWOOD ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 26 AND PART OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1954 AS DOCUMENT NO. 16070880, IN COOK COUNTY, ILLINOIS.

APN: 31-26-415-004

PROPERTY ADDRESS: 543 LAKEWOOD BOULEVARD, PARK FOREST, IL 60466

EXEMPT FROM TRANSFER TAX: CODE NUMBER (35ILCS 200-31-45) E

X Tika A Ariyo FKA Sanders J. A. A.
(Signature of buyer, seller, or representative) (Date) 3-16-2022

1 of 2

EXEMPTION APPROVED
Shela C. McNamee
VILLAGE CLERK
VILLAGE OF PARK FOREST

SEE ATTACHED CERTIFICATE

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of 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 3-16, 2022

Signature: [Handwritten Signature]

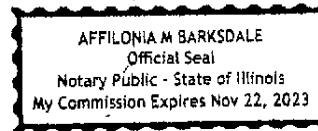
Grantor or Agent

State of Illinois, County of Cook
Subscribed and sworn to before me

By the said Grantor

This 16th day of March, 2022

Notary Public Affilonia M Barksdale



The **grantee** or 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.

Date 3-16, 2022

Signature: [Handwritten Signature]

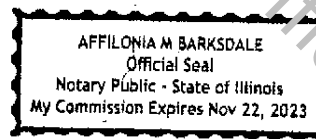
Grantee or Agent

State of Illinois, County of Cook
Subscribed and sworn to before me

By the said Grantee

This 16th day of March, 2022

Notary Public Affilonia M Barksdale



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 (Pursuant to 765 ILCS 205/1)

STATE OF ILLINOIS)
COUNTY OF COOK)

Tika A Arino, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 543 Lakewood Blvd, Park Forest, IL 60466.
Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below:

- A. The sale or exchange is of **an entire tract of land** not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. One of the following exemptions from 765 ILCS 205/1 (b) applies:
 - 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involved any new streets or easements of access.
 - 2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
 - 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
 - 4. The conveyance is 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.
 - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 - 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - 7. The conveyance is made to correct descriptions in prior conveyances.
 - 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
 - 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
 - 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
 - 11. Other: _____

C. The division does not meet any of the above criteria and must have county approval (page 2).

Legal description prepared by: _____

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of COOK County, State of Illinois, to accept the attached deed for recording.

State of Illinois, County of COOK
SUBSCRIBED AND SWORN TO before me By Tika A Arino
this 16th day of March, 2022.

Affilonia M Barksdale
Signature of Notary Public

Tika A Arino
Signature of Affiant

