### **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

#### **QUITCLAIM DEED**

THIS QUITCLAIM DEED, Executed this <u>lov</u> day of <u>March</u>, 20<u>22</u>, 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 604 66

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

(Signature of buyer, seller, or representative)

512-9033

FOR RECORDER'S USE ONLY

1 of 2

EXEMPTION APPROVED

VILLAGE CLERK VILLAGE OF PARK FOREST SEE ATTACHED CERTIFICATE

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

TIKA A. ARIVO F/K/A TIKA SANDERS

STATE OF ILL'NOIS

COUNTY OF COOL

SS.

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that TIKA A. ARIYO F/K/A TIKA SANDERS 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 the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal this date,

(seal)

AFFILONIA M BARKSDALE

Official Seal

Notary Public - State of Illinois
My Commission Expires Nov 22, 2023

Uf Lelouea Marchelale
Nota: y ! ublic
My Con mission Expires: 11/22/2023

This certificate is attached to:

Send Tax Bills to: TIKA A ARIYO, 543 LAKEWOOD BOULEVARD, PARK FOREST, IL 60466

Dated: 03/110/20 2Z

Number of pages: #21540 1465

No title search was performed on the subject property by the preparer. The preparer of this instrument makes no representation as to the accuracy of the legal description, the status of the title nor property use or any zoning regulations concerning the described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

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## **UNOFFICIAL COPY**

#### 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 - 12 , 20 22
Signature: 11 A A The July July July July July July July July
State of Illinois, Cotton of Got Subscribed and sworn to before the  By the said Grantor This 10 M day of Mach 2077 Notary Public Affilousa M Control and Control
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 at 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

Grantee or Agent

AFFILONIA M BARKSDALE Official Seal

Notary Public - State of Illinois My Commission Expires Nov 22, 2023

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.

Stocke of Illinois Ctreaty of Cook Subscribed and sworn to before me

By the said wantee

This LETHday of Maich

(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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# **UNOFFICIAL COPY**

#### PLAT ACT AFFIDAVIT

(Pursuant to 765 ILCS 205/1)

STATE OF ILLINOIS )
COUNTY OF (COK)
TIKA A Avijo, the grantor or his/her agent, being duly sworn on oath, states that
helshe resides at 543 Lakewood Blud, Park Forest, 12 60466.
Affiant states that the attached deed is <i>not</i> 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);
P. One of the full viving exemptions from 765 II CS 205/1 (b) and in
B. One of the rolloving exemptions from 765 ILCS 205/1 (b) applies:  1. The divisior 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 'sis or blocks of less than one acre in any recorded subdivision which does
not involve any new sure its 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 parcel: 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 failroad 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 dime isions and configuration of
said larger tract on October 1, 1973, and no sale, prior to this sale, or any ot 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:
sogai description propared by:
AFFIANT further states that he she makes this affidavit for the purpose of inducing the Recorder of Deeds of
County, State of Illinois, to accept the attached deed for recording.
State of 1111 HUS, CORUMNOT COOK
SUBSCRIBED AND SWORN TO before me By Tika A Avillo
this 16th day of March 2072.
affebrua Mondedale Ira A A
Signature of Notary Public 'Signature of Affiant
AFFILONIA M BARKSDALE
Official Seal Notary Public - State of Illinois