

QUIT CLAIM DEED
GENERAL

UNOFFICIAL COPY



2211722016D

Doc# 2211722016 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/27/2022 10:24 AM PG: 1 OF 4

THE GRANTOR(S), Ben L. James, an unmarried man, of the Village of Maywood, County of Cook, State of Illinois, for and in consideration of \$10.00 in hand paid, convey(s) and quit claim(s) to Ben L. James, an unmarried man and Larry C. James, an unmarried man as joint tenants, (Grantee's Address) 1208 Orchard Hill Court, Villa Park, Illinois 60181, of the County of DuPage, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:
Lot two hundred fifty eight (258) in Cummings and Foreman's Real Estate Corporation Harrison Street and 9th Avenue Subdivision in the South East Quarter of Section fifteen (15), Township thirty nine (39) North, Range twelve (12), East of the Third Principal Meridian, according to the plat thereof recorded February 9, 1924 as Document 8278599 in Cook County, Illinois.

SUBJECT TO: All covenants, conditions, and restrictions of record.

THIS TRANSACTION IS EXEMPT PURSUANT TO SECTION 13-5-6, Subsection 3, which provides that Transactions are exempt where the actual consideration is less than \$100.00.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 15-15-412-026-0000
Address of Real Estate: 1926 S. 12th Avenue, Maywood, Illinois 60153

Dated this day of March, 2022

Ben L. James

Ben L. James

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (C), SECTION (5) OF THE VILLAGE OF MAYWOOD REAL ESTATE TRANSFER TAX ORDINANCE.

Danisha Wilcox
AUTHORIZED SIGNATURE

3/9/22
DATE

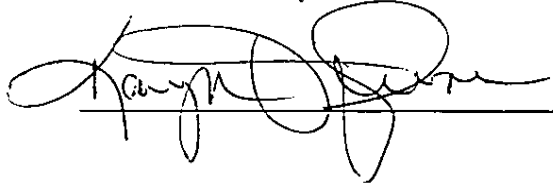
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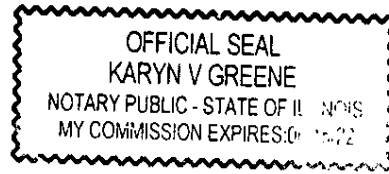
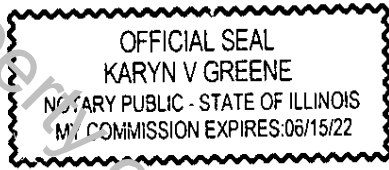
STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

personally known to me to be the person(s) whose name(s) _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that _____ signed, sealed, and delivered the said instrument as _____ 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 9th day of March, 2022.

 (Notary Public)



Mail to &
Prepared By:
Steven A. Miner II
THE MINER FIRM
421 N. Hough Street
Barrington, Illinois 60010

~~Mail To~~

Exempt under provisions of Paragraph 2,

Section 4, Real Estate Transfer Tax Act.

Name and Address of Taxpayer/Address of Property:

Ben L. James
1926 S. 12th Avenue
Maywood, Illinois 60153

3/9/22

Date



Buyer, Seller or Representative

UNOFFICIAL COPY

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 | 09 | 20 22

SIGNATURE: Bryan L. James
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:

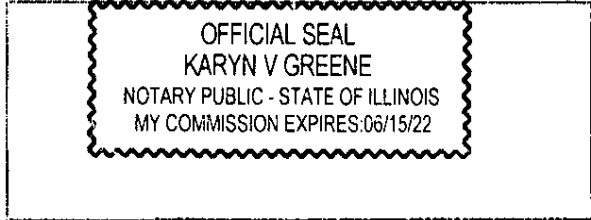
Karyn V. Greene

By the said (Name of Grantor): Bryan L. James

On this date of: 03 | 09 | 20 22

NOTARY SIGNATURE: Karyn V. Greene

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 | 09 | 20 22

SIGNATURE: Bryan L. James
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:

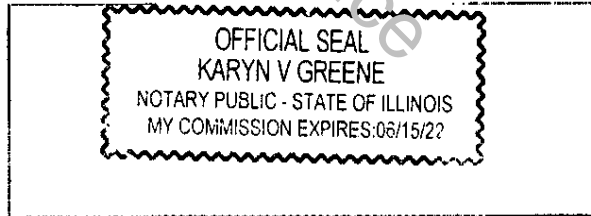
Karyn V. Greene

By the said (Name of Grantee): Larry James

On this date of: 03 | 09 | 20 22

NOTARY SIGNATURE: Karyn V. Greene

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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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

25-Apr-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

15-15-412-026-0000

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