

UNOFFICIAL COPY

Doc#: 2212939007 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/09/2022 06:14 AM Pg: 1 of 6

Dec ID 20220501607577
ST/CO Stamp 0-949-385-104
City Stamp 2-029-877-136

Prepared By:
Margaret Daum, Attorney at Law, 13805 W. Burleigh Rd, Ste 100, Brookfield, WI 53005

Mail Tax Statement to: Michael Shawn Duddleston, Jr. and Margaret Mary Duddleston
3812 West 110th Place, Chicago, IL 60655

Return to: Better Settlement Services, LLC
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: BSS-IL-RF-1146959

Permanent Real Estate Index Number: 24-4-314-084-0000

QUITCLAIM DEED

MICHAEL DUDDLESTON also known as MICHAEL SHAWN DUDDLESTON, JR., a married man, who is joined herein by spouse, MARGARET MARY DUDDLESTON, whose mailing address is 3812 West 110th Place, Chicago, IL 60655 (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, does hereby CONVEY and QUITCLAIM unto MICHAEL SHAWN DUDDLESTON, JR. and MARGARET MARY DUDDLESTON, a married couple, not as joint tenants or tenants in common but by tenants by the entireties, whose address is 3812 West 110th Place, Chicago, IL 60655, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

LOT 35 (EXCEPT THE WEST 20 FEET THEREOF) AND ALL OF LOT 36 IN BLOCK 3 IN RESUBDIVISION OF BLOCSK 1, 2, AND 3 OF M. ROZENSKI'S FIRST ADDITION TO MOUNT GREENWOOD, BEING A SUBDIVISION OF THE EAST 20 ACRES OF THE SOUTH 40 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 1, 1928 AS DOCUMENT NO. 9914663, IN COOK COUNTY, ILLINOIS.

BEING the same which Maureen C. Murphy, a widow and not since remarried by Deed dated September 23, 2016 and recorded October 5, 2016 in the Office of the County Recorder for the County of Cook, State of Illinois in Instrument No. 1627942000 conveyed unto Michael Duddleston.

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Property Address: 3812 West 110th Place, Chicago, IL 60655

This conveyance made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 28th day of December, 2021.

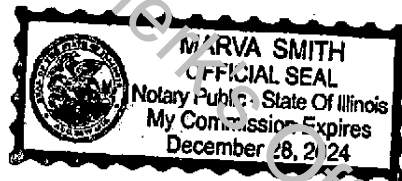
Michael Shawn Duddleston Jr (Seal)
MICHAEL DUDDLESTON also known as
MICHAEL SHAWN DUDDLESTON, JR.

STATE OF ILLINOIS }
COUNTY OF Cook } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, MICHAEL DUDDLESTON also known as MICHAEL SHAWN DUDDLESTON, JR., is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of December 28, 2021.

Marva Smith
Notary Public
My Commission expires: 12/28/2024



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IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 28th day of December, 2021.

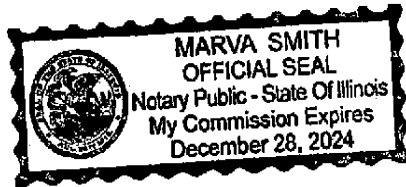
Margaret Mary Duddleston (Seal)
MARGARET MARY DUDDLESTON

STATE OF ILLINOIS }
COUNTY OF Cook } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, MARGARET MARY DUDDLESTON, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of December 28, 2021.

Marva S
Notary Public
My Commission expires: 12/28/2024



This copy is provided by the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph (e) Section 31.45, Property Tax Code.

Date: 12/28/2021


Signature of Grantor:

Michael Shawn Duddleston Jr
MICHAEL DUDDLESTON also known as
MICHAEL SHAWN DUDDLESTON, JR.

Margaret Mary Duddleston
MARGARET MARY DUDDLESTON

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Property of Cook County Clerk's Office



REAL ESTATE TRANSFER TAX	06-May-2022
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

24-14-314-084-0000 | 20220501607577 | 2-029-877-136

* Total does not include any applicable penalty or interest due.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		06-May-2022
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
24-14-314-084-0000	20220501607577	0-949-385-104

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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 assignment of beneficial interest in land trust is either a. natural person, and 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 January 12, 2022 Signature: Melissa A. Lucas
Grantor or Agent

Subscribed and sworn to before
Me by the said Agent
this 12 day of January,
2022.

Commonwealth of Pennsylvania - Notary Seal
Kathleen Bonfiglio, NOTARY PUBLIC
Montgomery County
My Commission Expires 05/17/2025
Commission Number 1394477

NOTARY PUBLIC Kathleen Bonfiglio

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 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.

Date January 12, 2022 Signature: Melissa A. Lucas
Grantee or Agent

Subscribed and sworn to before
Me by the said Agent
This 12 day of January,
2022.

Commonwealth of Pennsylvania - Notary Seal
Kathleen Bonfiglio, NOTARY PUBLIC
Montgomery County
My Commission Expires 05/17/2025
Commission Number 1394477

NOTARY PUBLIC Kathleen Bonfiglio

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)