

# UNOFFICIAL COPY



AFTER RECORDING RETURN TO:  
Vylla Title, LLC  
ATTN: Post Close Dept., 6200 Tennyson Pkwy, Suite 110  
Plano, TX 75024  
File No. 101-10374767

Doc# 2216022037 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/09/2022 11:33 AM PG: 1 OF 4

MAIL TAX STATEMENTS TO:  
**Matthew O'Brien and Sharon O'Brien**  
11616 South Kildare Avenue  
Alsip, IL 60803

Name & Address of Preparer:  
Carlos Del Rio, Esq.  
8940 Main Street  
Clarence, NY 14031  
716-634-3405

Parcel ID No.: 24-22-419-032-0000

## QUIT CLAIM DEED

THIS DEED made and entered into on this 9<sup>th</sup> day of February, 2022, by and between **Matthew O'Brien, a married man, joined in execution by his spouse, Sharon O'Brien**, a mailing address of 11616 South Kildare Avenue, Alsip, IL 60803, hereinafter referred to as Grantor(s) and **Matthew O'Brien and Sharon O'Brien, husband and wife, as joint tenants with the right of survivorship**, a mailing address of 11616 South Kildare Avenue, Alsip, IL 60803, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 11616 South Kildare Avenue, Alsip, IL 60803

Prior instrument reference: Document Number: 96-274079, Recorded: 04/11/1996

"Exempt under provisions of Paragraph E"  
Section 31-45; Real Estate Transfer Tax Act

2-9-22

Date

### REAL ESTATE TRANSFER TAX

09-Jun-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

24-22-419-032-0000

| 20220301638224 | 1-606-258-768

Signature of Buyer, Seller or Representative

VILLAGE OF ALSIP  
EXEMPT REAL ESTATE  
TRANSFER TAX

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This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 9 day of FEB, 2022.

Matthew O'Brien  
Matthew O'Brien

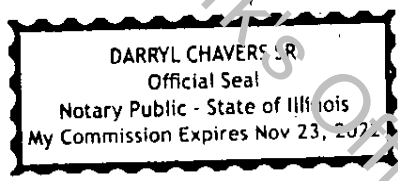
Sharon O'Brien  
Sharon O'Brien

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Matthew O'Brien and Sharon O'Brien is/are 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 said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 9th day of February, 2022.

[Signature]  
Notary Public  
My commission expires: 11-23-2022



No title exam performed by the preparer. Legal description and party's names provided by the party.

**VILLAGE OF ALSIP  
EXEMPT REAL ESTATE  
TRANSFER TAX**

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## EXHIBIT A LEGAL DESCRIPTION

The following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 59 in second addition to Line Crest Manor a resubdivision of Lot "B" in first addition to Line Crest Manor a subdivision of part of the southeast 1/4 of Section 22, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois according to the Plat recorded February 19, 1959 as document 17461147.

Parcel ID Number: 24-22-419-032-0000

Property commonly known as: 11616 South Kildare Avenue, Alsip, IL 60803

Property of Cook County Clerk's Office

**VILLAGE OF ALSIP  
EXEMPT REAL ESTATE  
TRANSFER TAX**

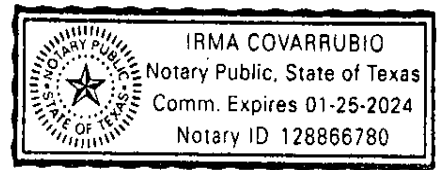
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## STATEMENT BY GRANTOR AND GRANTEE

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 June 1, 2022

Signature: [Handwritten Signature]  
Grantor or Agent



Subscribed and sworn to before me by the said

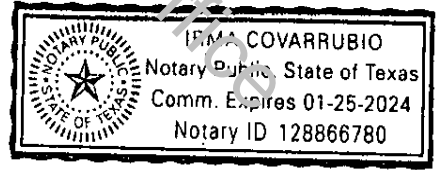
Agent this 1 day of June, 2022

NOTARY PUBLIC [Handwritten Signature]

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 June 1, 2022

Signature: [Handwritten Signature]  
Grantee or Agent



Subscribed and sworn to before me by the said

Agent this 1 day of June, 2022

NOTARY PUBLIC [Handwritten Signature]

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.)

**VILLAGE OF ALSIP  
EXEMPT REAL ESTATE  
TRANSFER TAX**