


# UNOFFICIAL COPY

Doc#: 2218701428 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/06/2022 02:22 PM Pg: 1 of 5

HP-22F258Q

Exempt under provisions of Paragraph  
E, Section 31-45, Property Tax Code.

Dec ID 20220701669077

  
\_\_\_\_\_  
Buyer, Seller, or Representative

When recorded, return deed to:  
Doma Insurance Agency, Inc.  
FKA States Title Agency, Inc.  
Recording Dept  
4 Park Plaza, Suite 1500  
Irvine, CA 92614

Mail tax bills to:  
4537 South Churchill Drive, Richton  
Park, IL 60471

Prepared by Patrick Goodwin  
c/o Betters Law Firm PLLC  
800 Town & Country Blvd, Suite 500  
Houston, TX 77024

Space above this line for Recorder's Use

## QUITCLAIM DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Erica Johnson-Ferry, now known as Erica Johnson, whose address is 4537 South Churchill Drive, Richton Park, IL 60471 ("Grantor(s)"), does hereby convey and quitclaim to Erica Johnson, an unmarried woman, with an address of 4537 South Churchill Drive, Richton Park, IL 60471 ("Grantee(s)"), the following described property situated in the County of Cook, State of Illinois, to wit:

LOT 496 IN RICHTON HILLS SECOND ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR SURVEYOR'S CERTIFICATE OF CORRECTION THERE OF REGISTERED ON MARCH 12, 1969 AS DOCUMENT NO 2439592 AND SURVEYORS CERTIFICATE OF CORRECTION THEREOF REGISTERED ON MAY 6, 1969 AS DOCUMENT NO 2449349, IN COOK COUNTY, ILLINOIS.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

# UNOFFICIAL COPY

Being the same property conveyed to Grantor by instrument recorded on 10/28/2011 at Doc# : 1130147025 with the Recorder of Cook County, Illinois.

Permanent Index No: 31273090070000

Property Address: 4537 South Churchill Drive, Richton Park, IL 60471. This address is provided for informational purposes only

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

Dated this 10<sup>th</sup> day of March, 2022.

[Signature Page Follows]

FILE HP-22FZ580

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

GRANTOR(S):

*Erica Johnson*

Erica Johnson-Perry, now known as Erica Johnson

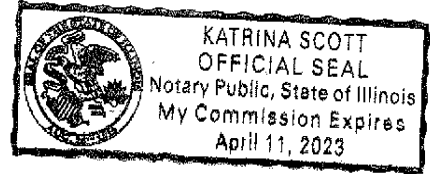
### ACKNOWLEDGMENT

STATE OF Illinois )

COUNTY OF COOK )

This instrument was acknowledged before me on this 10<sup>th</sup> day of March, 2022, Erica Johnson-Perry, now known as Erica Johnson.

*Katrina Scott*  
Notary Public



My Commission Expires: 4-11-2023

This instrument was prepared by Patrick Goodwin, a licensed attorney in this state, c/o Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@betterslawfirm.com, 713-360-6290 (without the benefit of title review). Information contained in this deed was provided to the preparer by a party's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. The preparer did not review a title search or provide legal advice regarding this document or the transaction. Any questions regarding this deed should be directed to: Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@betterslawfirm.com, 713-360-6290.

\*\*\* Exempt under provisions of Paragraph E, Section 31-45, Property Tax Code.\*\*\*

3/4/22                      *[Signature]*  
Date                              Buyer, Seller, or Representative

Clerk's Office

# 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: 3/10/2022

SIGNATURE: *Erica Johnson*  
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: Katrina Scott

By the said (Name of Grantor): Erica Johnson

On this date of: March 10th, 2022

NOTARY SIGNATURE: Katrina Scott

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 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: 3/10/2022

SIGNATURE: *Erica Johnson*  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

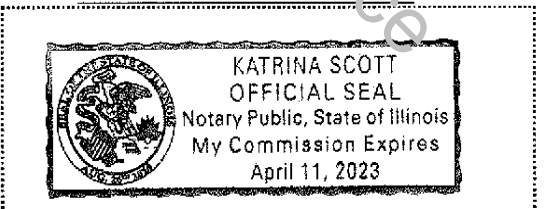
Subscribed and sworn to before me, Name of Notary Public: Katrina Scott

By the said (Name of Grantor): Erica Johnson

On this date of: March 10th 2022

NOTARY SIGNATURE: Katrina Scott

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)

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

State of Illinois

} ss.

County of COOK

Erica Johnson, being  
duly sworn on oath, states that Erica Johnson resides at 4537 S. Churchill Drive Richton Park, IL. That the  
attached deed is not in violation of 765 ILCS 205/ 1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
- OR -  
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance 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.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-317, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that Erica Johnson makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Erica Johnson

SUBSCRIBED and SWORN to before me

this 10<sup>th</sup> day of March, 2021.

Katrina Scott

