# **UNOFFICIAL COPY**

Doc#. 2218701439 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 07/06/2022 02:30 PM Pg: 1 of 6

Dec ID 20220701669501

File Number: 22292860R

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605.

After Recording Return To: Avenue 365 Lender Services, LLC 1100 Virginia Drive, Suite 130 Fort Washington, PA 19034

Mail Tax Statements To: Mario Adams and Matte M. Shockley: 655 Ann Street, Dolton, IL 60419

PROPERTY APPRAISAL (TAX/APN) PARCEL DENTIFICATION NUMBER 29-03-415-021-0000

### **QUITCLAIM DEED**

Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100

Mario Adams, a married man, whose mailing address is 655 Ann Street, Dollar, IL 60419, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration pard, grants and quitclaims to Mario Adams and Mattie M. Shockley, a married couple as tenants by the entirety, hereinafter grantees, whose tax mailing address is 655 Ann Street, Dolton, IL 60419, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING PROPERTY SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND DESCRIBED AS FOLLOWS:

THE WEST 45 FEET OF LOT 2 IN BLOCK 4 IN THE SECOND ADDITION TO DOLTON, IN SECTION 3, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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BEING THE SAME PREMISES CONVEYED UNTO MARIO ADAMS, A MARRIED MAN, BY VIRTUE OF WARRANTY DEED FROM LEO H. KRAUS AND MARY ANN KRAUS, HIS WIFE, IN JOINT TENANCY, DATED APRIL 19, 2019, RECORDED APRIL 22, 2019, IN INSTRUMENT: 1911246093.

PARCEL ID: 29-03-415-021-0000

### Commonly known as 655 Ann Street, Dolton, IL 60419

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property describe above is conveyed subject to the following: All easements. covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity or ex and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

VILLAGE OF DOLTON

# **UNOFFICIAL COPY**

Executed by the undersigned on June 13, 2022.
Mario Adams
STATE OF

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# **UNOFFICIAL COPY**

MUNICIPAL TRANSFER STAMP (If Required)

COUNTY/ILLINOIS TRANSFER STAMP (If Required)

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date:  $\sqrt[3]{-13.22}$ 

For Re.

Property of Cook County Clerk's Office Buyer, Seller or Representative

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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 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 13	, 20 <u>ZZ</u>
Signature of Grantor or Agent	
Subscribed and sworm to before  Me by the said Min DAM  this 13 day of 5-37 e 252	SHELONDA L BUTLER OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires November 16, 2024
NOTARY PUBLIC	Le Port

The Grantee or his agent affirms and verific: 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.

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.)

SHELONDA L BUTLER
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
November 16, 2024

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## INOFFICIAL CO

#### Plat Act Affidavit

STATE OF (SOCK) SS	DOCUMENT NUMBER
I, (Name)acting as the attorney in fact on behalf of the o and the attached deed is not in violation of the	, being duly sworn on oath, state that I/We own or are owner and state that this property655 Ann Street, Dolton, IL 60419, Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do following allowed exception (Circle the number applicable to the
1. The division of subdivision of land into par	reels or tracts of 5 acres or more in size which does not involve any

- new streets or easements of access;
- The division of icis and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements craccess:
- The sale or exchange of tartels of land between owners of adjoining and contiguous land;
- The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
- 5. The conveyance of land owned by rang ad or other public utility which does not involve any new streets or easements of access:
- The conveyance of land for highway or other prione 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;
- 7. Conveyance made to correct descriptions in prior conveyar cer.
- 8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
- 9. The sale of a single lot of less than 5 acres from a larger tract when a sur exis made by an Illinois Registered Land 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 Luger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
- 10. The conveyance of land does not involve any land division and is described in the same man, or as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the recording of a Deed in the COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

SUBSCRIBED and SWORN to before me this 12 day of 2022

NOTARY:

SHELONDA L BUTLER OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires

November 16, 2024