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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 Mattie M. Shockley: 655 Ann Street, Dolton, IL 60419**

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION 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, Dolton, IL 60419**, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, 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 described 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 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
 WATER / REAL PROPERTY TRANSFER TAX No. 25359
 ADDRESS 655 ANN ST
 ISSUE 7/1/22 EXPIRED 8/1/22
 AMT. \$ 50.00
 TYPE QUIT CLAIM
 VILLAGE CLERK'S OFFICE

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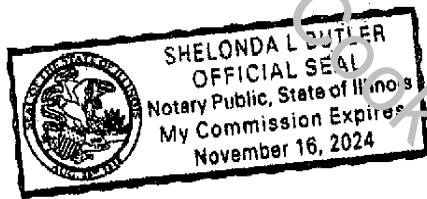
Executed by the undersigned on June 13, 2022.

Mario Adams
Mario Adams

STATE OF IL
COUNTY OF Cook

The foregoing instrument was acknowledged before me on June 13, 2022 by **Mario Adams** who is personally known to me or has produced DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Shelonda L Butler
Notary Public



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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

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

Date: 10-13-22


Buyer, Seller or Representative

Property of Cook County Clerk's Office

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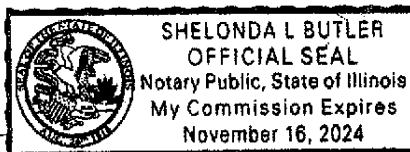
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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, 2022

Maria Adams
Signature of Grantor or Agent

Subscribed and sworn to before
Me by the said Maria Adams
this 13 day of June, 2022
20



NOTARY PUBLIC Shelonda L Butler

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 13, 2022

Maria Adams & Mattie M. Shockley
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Maria Adams & Mattie M. Shockley
This 13 day of June,
2022

NOTARY PUBLIC Shelonda L Butler

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.)

