

UNOFFICIAL COPY

Prepared By:

Carl Washington

14638 Gilines Ct
Harvey IL 60126

After Recording Return To:

Ka-Ryn Snow
200 Park Avenue, Unit 420
Calumet City, Illinois 60409



Doc# 2221322041 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/01/2022 01:07 PM PG: 1 OF 6

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On July 21, 2022 THE GRANTOR(S),

- Leon Armistead, a divorced man
- Ka-Ryn Snow, a single woman

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Ka-Ryn Snow, a single woman, residing at 200 Park Avenue Unit 420, Calumet City, Cook County, Illinois 60409

the following described real estate, situated in 200 Park Avenue Unit 420, Calumet City, in the County of Cook, State of Illinois

Legal Description:

PARCEL 1:

Unit 420 as delineated on survey of the following described parcel of real estate (hereinafter referred to as "parcel"): Lot 2 in River Oaks West Unit 1, being a subdivision of part of the Northwest ¼ of Section 24 and that part of Lot 1 lying North of the Little Calumet River in the subdivision of the Southwest ¼ of Section 24, all in Township 36 North, Range 14, East of the Third Principal Meridian according to the Plat there of recorded November 8, 1971, as document number 21704184, in Cook County, Illinois which survey is attached as Exhibit "A" to declaration of

REAL ESTATE TRANSFER TAX



REAL ESTATE TRANSFER TAX

01-Aug-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

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Condominium ownership made by American National Bank and Trust Company of Chicago, as Trustee under Trust No. 21073, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as document number 21712326 together with an undivided .63 percentage interest in said parcel (excepting from said parcel all the properties and space comprising all the units thereof as defined and set forth in said declaration and survey.)

PARCEL 2:

Easement for ingress and egress for the benefit of Parcel 1 over and upon Lot 4 in River Oaks West Unit Number 1 Subdivision of aforesaid and as set forth in the declaration recorded November 15, 1971 as document number 21712320 and created by Deed from American National Bank and Trust Company of Chicago dated December 21, 1964 and known as Trust number 21073 to Mary A. Knipp and Mildred M. Knipp, recorded December 13, 1971 as document number 21745791 over and upon Lot 1 in River Oaks West Unit Number 1 subdivision aforesaid, as created by said subdivision, All in Cook County, Illinois.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Tax Parcel Number: 29-24-100-018-1075

Mail Tax Statements To:
Ka-Ryn Snow
200 Park Avenue, Unit 420
Calumet City, Illinois 60409

[SIGNATURE PAGE FOLLOWS]

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Grantor Signatures:

DATED: 7-21-2022

Leon Armistead

Leon Armistead
200 Park Avenue, Unit 420
Calumet City, Illinois, 60409

Grantor Signatures:

DATED: 7-21-2022

Ka-Ryn Snow

Ka-Ryn Snow
200 Park Avenue, Unit 420
Calumet City, Illinois, 60409

STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 21st day of July, 2022 by Leon Armistead.

Edith Ward-Walk
Notary Public



NOTARY
Title (and Rank)

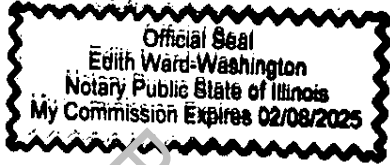
My commission expires 2/08/2025

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. E and Cook County Ord. 93-0-27 par. H
Date 8-01-2022 Sign. Ka-Ryn

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STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 21 day of July,
2025 by Ka-Ryn Snow.



Edith Ward Washington
Notary Public

NOTARY
Title (and Rank)

My commission expires 02-08-2025

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

THE GRANTORS or their agents affirms that to the best of their knowledge 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 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.

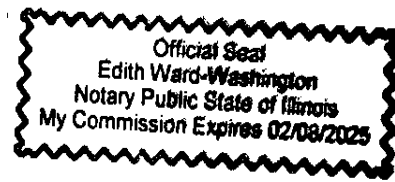
Dated: July 21 2022

Leon Armistead

Leon Armistead

Subscribed and sworn to before me this 21 day of July 2022.

Edith Ward-Washington
Notary Public



Given under my hand and official seal, this 21st day of July 2022. My commission expires 2-8-25.

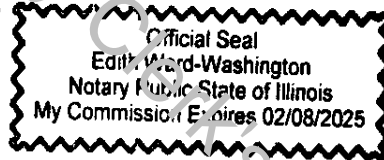
Dated: July 21,
2022

Ka-Ryn Snow

Ka-Ryn Snow, Grantor

Subscribed and sworn to before me this 21 day July 2022.

Edith Ward-Washington
Notary Public



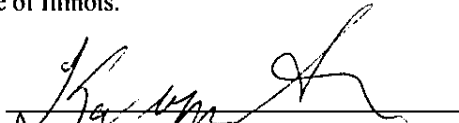
Given under my hand and official seal, this 21st day of July 2022. My commission expires 2-8-25.

Property of Cook County, Illinois
Notary Public's Office


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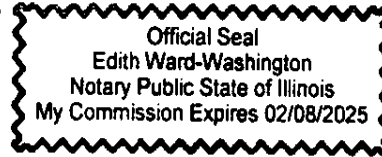
THE GRANTEE or her agents affirms that to the best of their knowledge the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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: July 21, 2022


Ka-Ryn Snow

Subscribed and sworn to before me this 31 day July 2022.


Notary Public



Given under my hand and official seal, this 21 day of July 2022. My commission expires 2-8-25.

NOTE: 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.

Property of Cook County Clerk's Office