

UNOFFICIAL COPY



Prepared By
Knox Law Office, LLC
180 N. Stetson Ave, Ste 3500
Chicago, IL 60601

Doc# 2221525023 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/03/2022 10:28 AM PG: 1 OF 5

After Recording Return To
Theresa Knox
1380 Somerset Dr
Beecher, IL 60401

Property of Cook County Clerk's Office

(The Above Space for Recorder's Use Only)

ILLINOIS QUIT CLAIM DEED

STATE OF ILLINOIS
COOK COUNTY

THE GRANTOR, **Dominique Knox**, a single woman of the City of Calumet City, County of Cook, State of IL for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND QUITCLAIMS to **Theresa Knox**, a married woman, of 1380 Somerset Dr, Beecher, IL 60401, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

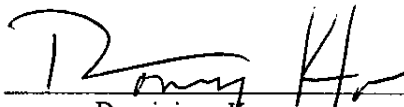
LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" AND MADE A PART HEREOF

hereby releasing and waving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 29-24-100-022-1215

Property Address: 500 Park Ave, Unit 630, Calumet City, IL 60409-5034.

Dates this 15 day of April, 2022



Dominique Knox

REAL ESTATE TRANSFER TAX



64048 8/1/22 SQ

Calumet City • City of Homes \$ 0

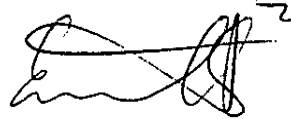
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STATE OF VA)

COUNTY OF Amherst)^{SS}

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Dominique Knox** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 15 day of April, 2022.



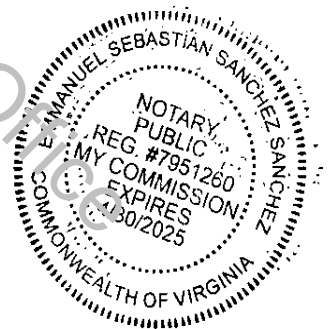
Notary Public

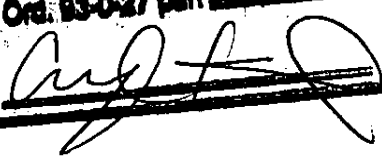
THIS INSTRUMENT PREPARED BY
Crystal Knox, Esq.
Knox Law Office, LLC
180 N. Stetson Street
Suite 3500
Chicago, IL 60601

My com exp
4/30/2025
#7951260

SEND SUBSEQUENT TAX BILLS TO:

Theresa Knox
1380 Somerset Dr.
Beecher, IL 60401



Exempt under Real Estate Transfer Tax Law 55 ILCS 200/31-48
sub par. 4 and Cook County Ord. 83-0-27 par. 5
Date 8/3/2022 Sign. 

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Exhibit A Legal Description

PARCEL 1: UNIT 630 IN THE PARK OF RIVER OAKS CONDOMINIUM NUMBER 2, AS DELINEATED ON SURVEY OF LOTS 5 AND 6 OR PARTS THEREOF IN RIVER OAKS WEST UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 24 AND PART OF LOT 1 LYING NORTH OF THE LITTLE CALUMET RIVER IN THE SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (HEREINAFTER REFERRED TO AS PARCEL), WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 21, 1964 KNOWN AS TRUST NUMBER 21073, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22831375, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THE PERCENTAGES OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID CONDOMINIUM DECLARATION, WHICH PERCENTAGES SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDMENTS TO SAID CONDOMINIUM DECLARATION AS SAME ARE FILED OF RECORD, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDMENTS TO THE CONDOMINIUM DECLARATION ARE FILED OF RECORD IN THE PERCENTAGE SET FORTH IN SUCH AMENDMENTS WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDMENT, AS THOUGH CONVEYED HEREBY, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED NOVEMBER 15, 1971 AS DOCUMENT NUMBER 21712320 AND CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 21, 1964 AND KNOWN AS TRUST NUMBER 21073 TO ZOE A. HANNAH'S RECORDED AS DOCUMENT NUMBER 24822128 FOR USE AND ENJOYMENT, INGRESS AND EGRESS OVER THE COMMON AREAS WITHIN LOTS 2 TO 6 OF RIVER OAKS WEST UNIT NUMBER 1, AFORESAID.

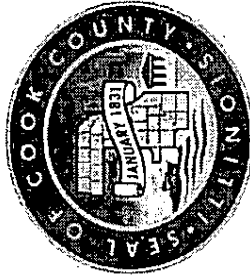
PARCEL 3: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED NOVEMBER 15, 1971 AS DOCUMENT NUMBER 21712318 AND CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 21, 1964 AND KNOWN AS TRUST NUMBER 21073 TO ZOE A. HANNAH'S RECORDED AS DOCUMENT NUMBER 24822128 FOR THE PURPOSES OF INGRESS AND EGRESS OVER THE ACCESS ROAD FROM 159TH STREET TO THE NORTH LINE OF LOT 4 WITHIN THE EASEMENT DESIGNATED AS INGRESS AND EGRESS EASEMENT ON THE PLAT OF SAID RIVER OAKS WEST UNIT NUMBER 1, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 29-24-100-022-1215

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REAL ESTATE TRANSFER TAX

03-Aug-2022



COUNTY:
ILLINOIS:
TOTAL:

0.00
0.00
0.00

29-24-100-022-1215

20220401697782

0-687-800-912

Property of Cook County Clerk's Office

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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: 4/15/2022

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION:

The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

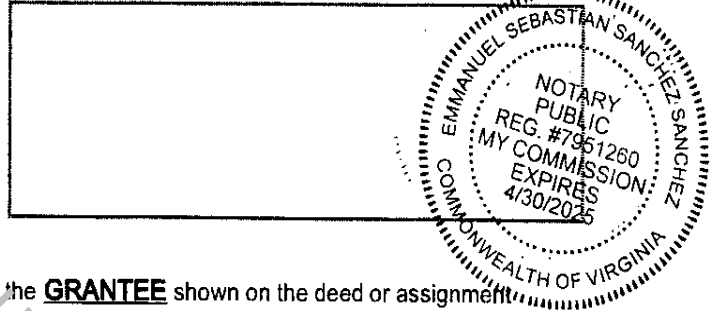
Subscribed and sworn to before me, Name of Notary Public: Emmanuel Sebastian Sanchez Sanchez

By the said (Name of Grantor): Dominique Knox

On this date of: 04/15/2022

NOTARY SIGNATURE: [Signature]
My com exp 4/30/2025 #7951260

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 other 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: 04/03/2022

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION:

The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

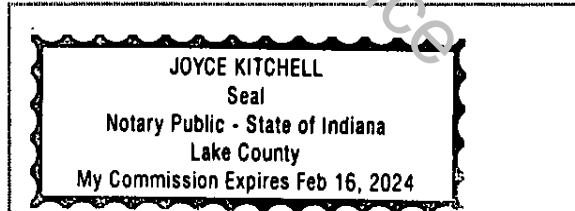
Subscribed and sworn to before me, Name of Notary Public: Joyce Kitchell

By the said (Name of Grantee): Theresa Knox

On this date of: MAY 3rd 2022

NOTARY SIGNATURE: [Signature]

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)**