

UNOFFICIAL COPY



Doc# 2225115026 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/08/2022 03:43 PM PG: 1 OF 7

AFTER RECORDING RETURN TO:
Magali Tessier-Douyon
7759 South Luella Avenue
Chicago, IL 60649
File No. 1280423439.2

NAME AND ADDRESS OF TAXPAYER:
Magali Tessier-Douyon
7759 South Luella Avenue
Chicago, IL 60649

This document prepared by:
Carlos Del Rio, Esq.
8940 Main Street
Clarence, NY 14037
866-333-3081

Parcel ID No.: 20-25-421-016-0000

QUITCLAIM DEED

STATE OF ILLINOIS
COUNTY OF COOK

THIS DEED made and entered into on this 2 day of May, 2022 by and between **Louis M. Douyon, an unmarried man**, residing at 6200 North West 44th Street, #103, Lauderhill, FL 33319 and **Magali Tessier-Douyon, an unmarried woman who acquired title as his wife**, residing at 7759 South Luella Avenue, Chicago, IL 60649, **not in tenancy in common, but in joint tenancy**, hereinafter referred to as Grantor(s) and **Magali Tessier-Douyon, an unmarried woman**, residing at 7759 South Luella Avenue, Chicago, IL 60649, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.



Property commonly known as: 7759 South Luella Avenue, Chicago, IL 60649


"Exempt under provisions of Paragraph E"

Section 31-45; Real Estate Transfer Tax Act

6-14-2022
Date

Magali Tessier-Douyon
Signature of Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		08-Sep-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-25-421-016-0000		20220901630424 1-792-784-976

REAL ESTATE TRANSFER TAX		08-Sep-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

20-25-421-016-0000 | 20220901630424 | 1-671-543-376

* Total does not include any applicable penalty or interest due.

SEE ATTACHED CERTIFICATE AB

UNOFFICIAL COPY

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.


IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 2 day of May, 2022.

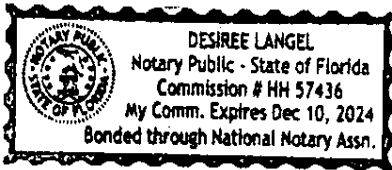

Louis M. Douyon

State of ~~Illinois~~ FL
County of Broward

This instrument was acknowledged before me on 2 day of May, 2022 by Louis M. Douyon.

(Seal)


(Signature of Notary Public)



Property of Cook County Clerk's Office

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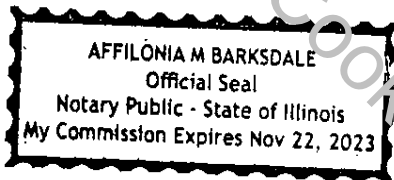
IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 14 day of June, 2022.

Magali Tessier-Douyon
Magali Tessier-Douyon

State of Illinois
County of COOK

This instrument was acknowledged before me on 14th day of June, 2022 by Magali Tessier-Douyon.

(Seal)



Affilonia M Barksdale
(Signature of Notary Public)

This Notary Certificate is
Attached to: Quit Claim Deed
Date 06/14/2022 #of Page 4 (four)
AB

Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

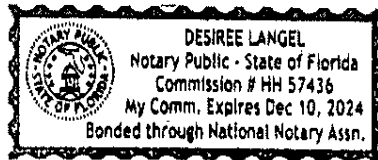
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 5/2, 2022.

Signature: [Signature] Grantor, or Agent Magali Tessier-Douyon

Subscribed and sworn to before me by the said Grantor - Louis M Douyon this 2 day of May, 2022.

[Signature]
Notary Public
My commission expires: 12/10/2024



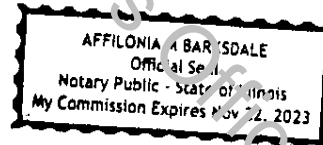
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 14, 2022.

Signature: Magali Tessier-Douyon
Grantee, or Agent

state of Illinois; County of Cook
Subscribed and sworn to before me by the said Magali Tessier-Douyon this 14th day of June, 2022.

[Signature]
Notary Public
My commission expires: 11/22/2023



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.

(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.)

SEE ATTACHED CERTIFICATE AB

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STATEMENT BY GRANTOR AND GRANTEE

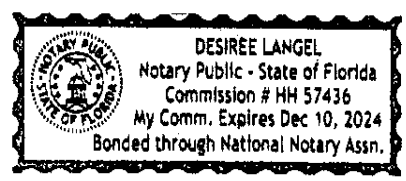
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 5/2, 2022.

Signature: [Signature]
Grantor, or Agent

Subscribed and sworn to before me by the said Grantor - Louis M Douyon this 2, day of May, 2022.

[Signature]
Notary Public
My commission expires: 12/10/2024



The Grantee or her/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 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 _____, 20_____.

Signature: _____
Grantee, or Agent

Subscribed and sworn to before me by the said _____ this _____, day of _____, 20_____.

Notary Public
My commission expires: _____

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.

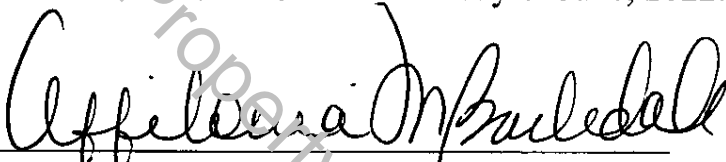
(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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STATE OF ILLINOIS

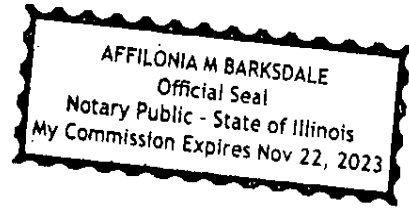
COUNTY OF COOK

Subscribed and sworn to before me by the said **GRANTOR: MAGALI TESSIER-DOUYON** this 14th day of June, 2022.



AFFILONIA M. BARKSDALE, NOTARY PUBLIC

My commission expires: 11/22/2023



**THIS CERTIFICATE IS ATTACHED TO:
STATEMENT BY GRANTOR OR GRANTEE
Date: 06/14/2022 Number of pages: #2 (TWO)**

COOK County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS:

LOT, 25 AND 26 (EXCEPT THE NORTH 18 FEET THEREOF) IN BLOCK 1 IN BOYD AND HALL'S SUBDIVISION OF THAT PART OF THE WEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 NORTH OF RAILROAD, OF SECTION 25, TOWNSHIP 38 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ID NO.: 20-25-421-016-0000

PROPERTY COMMONLY KNOWN AS: 7759 SOUTH LUELLA AVENUE, CHICAGO, IL 60649

Property of Cook County Clerk's Office