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Doc# 2236241108 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/28/2022 12:48 PM PG: 1 OF 5

AFTER RECORDING RETURN TO:

Near North Title
865 W. Carmel Drive, Suite 110
Carmel, IN 46032
File No. IL2209281

NAME AND ADDRESS OF TAXPAYER:

Karen E. Magee
424 Herrick Road
Riverside, IL 60546

This document prepared by:

Carlos Del Rio, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 15-36-206-037-0000

1 of 2 IL2209281

QUITCLAIM DEED

STATE OF ILLINOIS
COUNTY OF COOK

THIS DEED made and entered into on this 29 day of Nov, 2022 by and between **Karen E. Magee, an unmarried woman** and **James T. Magee, an unmarried man, who acquired title as husband and wife, as joint tenants**, residing at 424 Herrick Road, Riverside, IL 60546, hereinafter referred to as Grantor(s) and **Karen E. Magee, an unmarried woman**, residing at 424 Herrick Road, Riverside, IL 60546, 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: 424 Herrick Road, Riverside, IL 60546

"Exempt under provisions of Paragraph E"

Section 31-45; Real Estate Transfer Tax Act

12-15-2022

Date

Karen E Magee

Signature of Buyer, Seller or Representative

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

DM/29/22

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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 1st day of Dec, 2022.

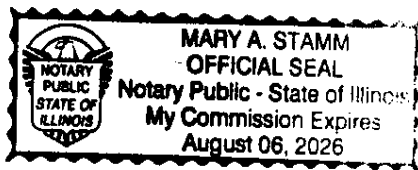
Karen E. Magee
Karen E. Magee

State of Illinois
County of COOK

This instrument was acknowledged before me on 1st day of DECEMBER, 2022 by Karen E. Magee.

(Seal)

Mary A. Stamm
(Signature of Notary Public)



Compliance or Exemption Approved
Village of Riverside

BY: Ann Cyran

Date: 12/21/2022

REAL ESTATE TRANSFER TAX		27-Dec-2022
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

15-36-206-037-0000 | 2022120161700 | 1-815-854-416

Jan 11/29/22

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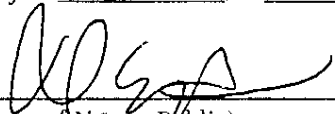


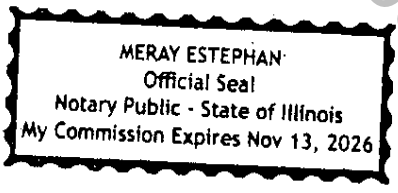
James T. Magee

State of Illinois
County of DePue

This instrument was acknowledged before me on 29 day of November, 2022 by James T. Magee.

(Seal)



(Signature of Notary Public)

Property of Cook County Clerk's Office

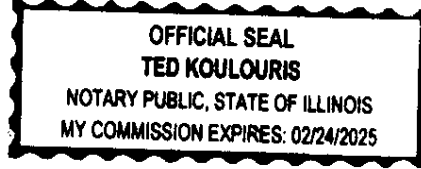


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STATEMENT BY GRANTOR AND GRANTEE

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 12-15, 2022.

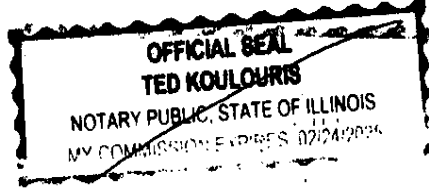


Signature: Karen E Magee
Grantor, or Agent

Subscribed and sworn to before me by the said KAREN E. MAGEE this 15th day of DECEMBER, 2022.

[Signature]
Notary Public

My commission expires: 02-24-2025



(TK)

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 12-15, 2022.

Signature: Karen E Magee
Grantee, or Agent

Subscribed and sworn to before me by the said KAREN E. MAGEE this 15th day of DECEMBER, 2022.

[Signature]
Notary Public

My commission expires: 02-24-2025



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.)

[Signature]
1/29/22

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EXHIBIT A
LEGAL DESCRIPTION

THE WESTERLY 46 FEET OF LOT 932 IN RESUBDIVISION OF BLOCK 15 IN RIVERSIDE THIRD DIVISION IN THE EAST 1/2 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ID NUMBER: 15-36-206-037-0000

PROPERTY COMMONLY KNOWN AS: 424 HERRICK ROAD, RIVERSIDE, IL 60546

Property of Cook County Clerk's Office

[Handwritten Signature]
02/29/22