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2236234028D

Prepared By:
THOMAS ALLGOOD, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
200 CONTINENTAL DRIVE 401
NEWARK, DE 19713

Doc# 2236234028 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/28/2022 02:04 PM PG: 1 OF 4

Recording Requested By/Return to:

TIMIOS, INC.
MICHAEL MARTINEZ
5716 CORSA AVE #102
WESTLAKE VILLAGE, CA 91362

FOR RECORDER'S USE ONLY

QUITCLAIM DEED

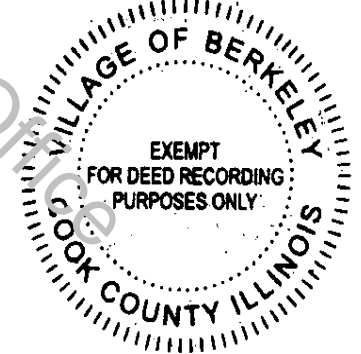
THIS QUITCLAIM DEED, Executed this 16 day of Sept, 2022 by first party **PHILLIP FIFER, WHO ERRONEOUSLY TOOK TITLE AS PHILIP FIFER**, to second party, **PHILLIP FIFER**, of 5101 SAINT CHARLES RD, BERKELEY, IL 60163.

WITNESSETH, That the said first party, for Ten Dollars (\$10.00) and other good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby convey and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described real estate in the County of COOK, State of Illinois, to wit:

LOT 421 (EXCEPT THAT PART LYING WEST ON A LINE COMMENCING AT A POINT ON THE NORTH LINE THEREOF 6.99 FEET EAST OF THE NORTHWEST CORNER THEREOF AND RUNNING SOUTHERLY TO A POINT 6.62 FEET EAST OF THE SOUTHWEST CORNER) IN J.W. MCCORMACK'S WESTMORELAND, BEING A SUBDIVISION IN THE WEST 1/2 OF FRACTIONAL SECTION 8, TOWNSHIP 39 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF INDIAN BOUNDARY LINE IN COOK COUNTY ILLINOIS.

APN: 15-08-109-077-0000

PROPERTY ADDRESS: 5101 SAINT CHARLES RD, BERKELEY, IL 60163



EXEMPT FROM TRANSFER TAX: CODE NUMBER (35ILCS 200-31-45) E

(Signature of buyer, seller, or representative)

09-16-2022

(Date)



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

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IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Phillip Fifer
PHILLIP FIFER

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **PHILLIP FIFER** personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal this date, Sept 16, 2022

(seal)



Anna Binkowicz
Notary Public
My Commission Expires: 12.31.2022

Send Tax Bills to:
PHILLIP FIFER,
5101 SAINT CHARLES RD,
BERKELEY, IL 60163

No title search was performed on the subject property by the preparer. The preparer of this instrument makes no representation as to the accuracy of the legal description, the status of the title nor property use or any zoning regulations concerning the described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

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PLAT ACT AFFIDAVIT (Pursuant to 765 ILCS 205/1)

STATE OF ILLINOIS)
COUNTY OF COOK)

PHILLIP FIFER, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 5101 SAINT CHARLES RD., BERKELEY, IL 60163

Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below:

A. The sale or exchange is of **an entire tract of land** not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);

B. One of the following exemptions from 765 ILCS 205/1 (b) applies:

- 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
- 4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 7. The conveyance is made to correct descriptions in prior conveyances.
- 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
- 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
- 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
- 11. Other: _____

C. The division does not meet any of the above criteria and must have county approval (page 2).

Legal description prepared by: _____

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of COOK County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me Anna Binkowicz
this 16 day of Sept, 2022

[Signature]
Signature of Notary Public [Signature]
Signature of Affiant



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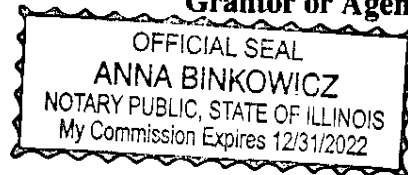
STATEMENT BY GRANTOR AND GRANTEE

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 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 Sept 16, 2022

Signature: Phillip Fifer

Grantor or Agent



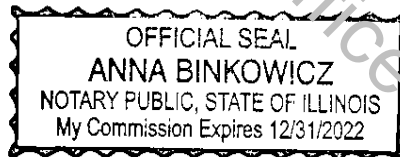
Subscribed and sworn to before me
By the said Phillip Fifer
This 16, day of Sept, 2022
Notary Public Anna Binkowicz

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 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.

Date Sept 16, 2022

Signature: Phillip Fifer

Grantee or Agent



Subscribed and sworn to before me
By the said Phillip Fifer
This 16, day of Sept, 2022
Notary Public Anna Binkowicz

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.)