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Doc# 2302622042 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/26/2023 12:22 PM PG: 1 OF 5

Quitclaim Deed

RECORDING REQUESTED BY Learctic Gage + Curtis A. Gage
AND WHEN RECORDED MAIL TO: TAX DEPT

Learctic Gage + Artlean A. Gage, Grantee
345 Linden Ave
Bellwood, IL 60104

REAL ESTATE TRANSFER TAX		26-Jan-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
15-09-118-049-0000	20230101640714	2-139-817-808

Consideration: \$ _____

Property Transfer Tax: \$ _____

Assessor's Parcel No.: 15-09-118-049-0000

PREPARED BY: Learctic Gage certifies herein that he or she has prepared this Deed.

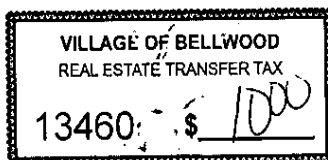
Learctic Gage Artlean Gage 1-17-23
Signature of Preparer Date of Preparation

Artlean Gage
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 1-17-23 in the County of COOK, State of ILLINOIS

by Grantor(s), Learctic Gage & Curtis A. Gage,
whose post office address is 345 Linden Ave,
to Grantee(s), Learctic Gage + Artlean A. Gage,
whose post office address is 345 Linden Ave Bellwood, IL 60104,

WITNESSETH, that the said Grantor(s), Learctic Gage & Curtis A. Gage,
for good consideration and for the sum of ONE HUNDRED DOLLARS AND NO/100
(\$ 100⁰⁰) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,



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interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of COOK, State of Illinois and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

[Signature]
Signature of Grantor

Learti Gage
Print Name of Grantor

[Signature]
Signature of First Witness to Grantor(s)

CHARLES DUKES, JR.
Print Name of First Witness to Grantor(s)

[Signature]
Signature of Second Grantor (if applicable)

Cortis Gage
Print Name of Second Grantor (if applicable)

BETTYE MORTON
Signature of Second Witness to Grantor(s)

Bettye Morton
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

[Signature]
Signature of Grantee

Learti Gage
Print Name of Grantee

[Signature]
Signature of First Witness to Grantee(s)

Charles Dukes, JR.
Print Name of First Witness to Grantee(s)

[Signature]
Signature of Second Grantee (if applicable)

Artleas A Gage
Print Name of Second Grantee (if applicable)

BETTYE MORTON
Signature of Second Witness to Grantee(s)

Bettye Morton
Print Name of Second Witness to Grantee(s)

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NOTARY ACKNOWLEDGMENT

State of ILLINOIS

County of COOK

On JANUARY 24, 2023, before me, GAY F. CHASE, a notary public in and for said state, personally appeared, CURTIS GAGE, LEATRICE GAGE and RITHEAN GAGE

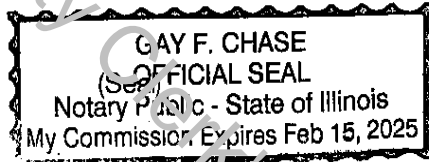
who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

GAY F. CHASE
Signature of Notary

Affiant Known X Produced ID _____

Type of ID _____



Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. 2 and Cook County Ord. 93-0-27 par. _____
Date 1-26-2023 Sign. Curtis Gage

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Exhibit "A"

IN the subdivision of Block "C" in Cummings and Foreman Real Estate Corporation subdivision of part of Miami Park A subdivision in the west 1/2 of Section 9, Township 39 North, Range 12, East of the Third Principal Meridian, IN Cook County, Illinois, Also the North 33 Feet of Vacated Oak Street, South of and Adjoining said Block "C"

345 Linden Ave
Bellwood, IL 60104

15-09-118-049-0000

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: 1 | 24 | 2023

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:

GAY F. CHASE

By the said (Name of Grantor): CURTIS GAGE

AFFIX NOTARY STAMP BELOW

On this date of: 1 | 24 | 2023

NOTARY SIGNATURE: Gay F. Chase



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: 1 | 24 | 2023

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:

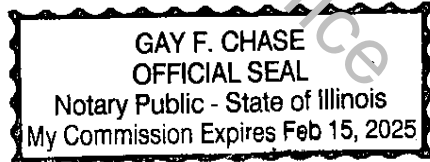
GAY F. CHASE

By the said (Name of Grantee): LEARTICE GAGE

AFFIX NOTARY STAMP BELOW

On this date of: 1 | 24 | 2023

NOTARY SIGNATURE: Gay F. Chase



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)