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Doc#: 2303413076 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/03/2023 12:11 PM Pg: 1 of 4

ILLINOIS QUIT CLAIM DEED

Dec ID 20230201645137

City Stamp 1-512-380-240

((Individual to Individual))

Prepared By:
Law Office of Theodore London
c/o Theodore London
1718 East 87th Street
Chicago, Illinois 60617

To:
Sarita Sykes
747 E 104 Street
Chicago, Illinois 60628

STATE OF ILLINOIS)
)
COUNTY COOK)

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I

Name: Estate of Mildred L Sykes
City/State/Zip: 747 East 104th Street
Chicago, Illinois 60628

Married Unmarried Widowed

Sarita Sykes, not personally but as the Affiant Heir of The Estate of Mildred L Sykes, deceased, by virtue of an Order Declaring Heirship, issued to him by the Probate Court of Cook County, State of Illinois, in Case No. 2022P006326, hereinafter referred to as "Grantor(s)", does hereby convey and quitclaim unto, Sarita Sykes, whose mailing address is 747 East 104th Street, Chicago Illinois 60628, as to 100% interest, all right, title and interest in the following described real estate, lying and being situated in COOK County, state of ILLINOIS to-wit:

Property Identification Number: 25-15-206-029-0000

Property Address: 730 East 104th Street
Chicago, Illinois 60628

ILLINOIS Quit Claim Deed

Prepared for Heirs at Law of The Estate of Mildred L Sykes

Prepared by: The Law office of Theodore London & Associates, Chicago, IL. 60617

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Legal Description:

LOTS 21 AND 22 IN BLOCK 2 IN EDWARD G. UHLEIN'S SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD IN COOK COUNTY, ILLINOIS. PIN 25-15-206-029-0000

LESS AND EXCEPT all oil, gas, and minerals, on and under the above-described property owned by Grantor, if any, which are reserved by Grantor.

This conveyance is **SUBJECT** to all easements, roadways, servitudes, restrictive covenants and oil, gas and other mineral reservations, exceptions, conveyances, and leases of record or obvious on reasonable inspection of the subject property.

Ad valorem taxes as of the date of sale have been prorated between Grantor and Grantees and are assumed by Grantees herein.

Date: August 22, 2022

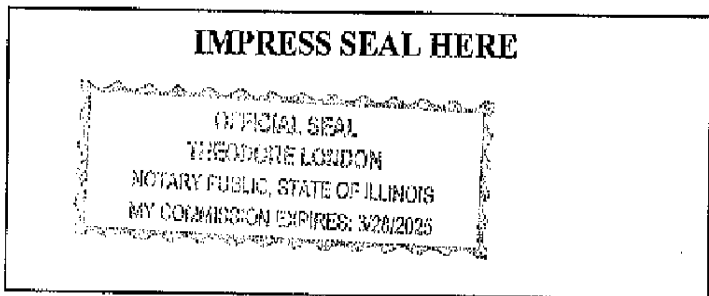
Sarita Sykes
Signature

Sarita Sykes
Type or Print Name Heir at Law

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that **Sarita Sykes**, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that she signed, sealed, and delivered the instrument as her 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 22nd day of August 2022



Theodore London
Notary Public:

Print Name: Theodore London


My Commission Expires: March 28, 2025

Send Future Tax Bills to: Sarita Sykes
747 East 104th Street
Chicago, Illinois 60628

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

REAL ESTATE TRANSFER TAX	03-Feb-2023
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

25-15-206-029-0000 | 20230201645137 | 1-512-380-240

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

Property of Cook County Clerk's Office

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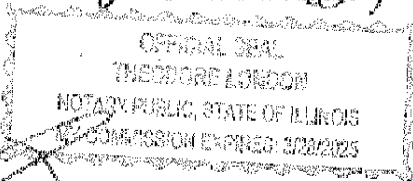
STATEMENT BY GRANTOR AND GRANTEE

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 8/22/22

Signature: *Gracinda Le Sue*
Grantor or Agent

Subscribed and sworn to before me
by the said *Gracinda Le Sue*
dated 8/22/22



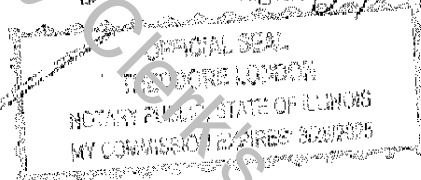
Notary Public *Theodore London*

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.

Dated 8/22/22

Signature: *Gracinda Le Sue*
Grantee or Agent

Subscribed and sworn to before me
by the said *Gracinda Le Sue*
dated 8/22/22



Notary Public *Theodore London*

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

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.