

# UNOFFICIAL COPY

After recording return to:  
Title365/Recording Team  
345 Rouser Road, Bldg 5, Suite 101  
Coraopolis, PA 15108  
File No. ORG-408289

Doc#. 2304706343 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/16/2023 03:30 PM Pg: 1 of 6

Dec ID 20230201652598

City Stamp 1-598-508-880

Mail Tax Statements to:  
Thomas D. Brister, Sr. and Toyja Brister  
10245 S Rhodes Ave  
Chicago, IL 60628

This document prepared by:  
Courtney E. D.C., Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

## QUITCLAIM DEED

**Exempt: Section: 35 ILCS 200/31-45(e): Deeds or trust documents where the actual consideration is less than \$100**

THIS DEED made and entered into on this 26 day of Jan, 2023 by and between **Thomas D. Brister, Sr., who acquired title as Thomas Brister, married, joined by spouse Toyja Brister**, residing at 10245 S Rhodes Ave, Chicago, IL 60628, hereinafter referred to as Grantor(s) and **Thomas D. Brister, Sr. and Toyja Brister, husband and wife, as tenants by the entireties**, residing at 10245 S Rhodes Ave, Chicago, IL 60628, 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:

**The following described real estate, situated in Cook County, Illinois, to wit:**

**LOT 1037 IN BARTLETT'S GREATER CHICAGO SUBDIVISION NO. 1, BEING A SUBDIVISION OF THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALL OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 10 LYING WEST OF AND ADJOINING THE ILLINOIS CENTRAL RAILWAY RIGHT OF WAY (EXCEPT THEREFROM THE NORTH 33.277 ACRES) IN COOK COUNTY, ILLINOIS.**

Being the same premises conveyed from Chicago Title Land Trust Company, as Successor Trustee to Cole Taylor Bank, as Successor Trustee to The Steel City National Bank of Chicago, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a Trust agreement dated 13th day of November, 1969, and known as Trust Number 656 to Thomas Brister in a deed dated 11/01/2012 and recorded date 11/14/2012

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in Instrument Number 1231957015 of the official records.

Parcel ID Number: 25-10-416-014-0000

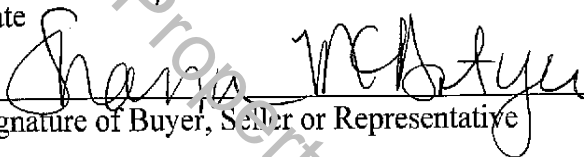
Property commonly known as: 10245 South Rhodes Avenue, Chicago, IL 60628

"Exempt under provisions of Paragraph E"

Section 31-45; Real Estate Transfer Tax Act


Feb 13, 2023

Date

  
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.

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.

REAL ESTATE TRANSFER TAX	15-Feb-2023
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

25-10-416-014-0000 | 20230201652598 | 31-598-508-880

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

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IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 26  
day of Jan, 2023

*Thomas D. Brister, Sr.*  
**Thomas D. Brister, Sr.**

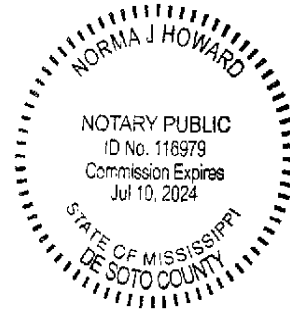
STATE OF MS  
COUNTY OF DE SOTO

This instrument was acknowledged before me on this 26 day of Jan, 2023 by  
**Thomas D. Brister, Sr.**

*Norma J. Howard*  
(Signature of Notary Public)

Print Name: Norma J. Howard

My commission expires: 7-10-2024



Property of Cool County Clerk's Office

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 24  
day of Jan, 2023

Toyja Brister  
Toyja Brister

STATE OF MS  
COUNTY OF DE SOTO

This instrument was acknowledged before me on this 24 day of Jan, 2023 by  
**Toyja Brister.**

Norma J. Howard  
(Signature of Notary Public)

Print Name: Norma J. Howard

My commission expires: 7-10-2024



Property of [unclear] County Clerk's Office

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PLAT ACT AFFIDAVIT

State of ~~Illinois~~ <sup>MS</sup>

County of ~~Cook~~ <sup>DeSoto</sup> SS.

Thomas D. Brister Sr d. Toyja Brister, being duly sworn on oath, states that they resides at 10245 S Rhodes Ave, Chicago, IL 60628. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
 

- OR -

 the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance 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.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

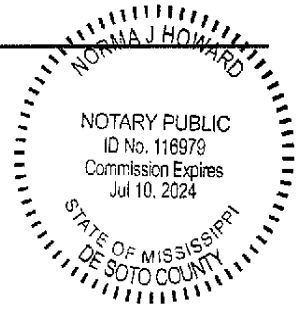
Affiant further state that they makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Thomas D. Brister Sr

SUBSCRIBED and SWORN to before me

this 26 day of Jan, 2023

Norma J Howard



# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

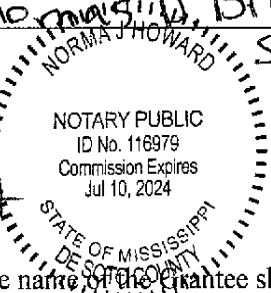
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 1-26, 2023

Signature: [Signature]  
Grantor, or Agent

Subscribed and sworn to before me by the said Thomas D. Bister this 26, day of Jan, 2023 SS.

[Signature]  
Notary Public  
My commission expires: 7-10-2024



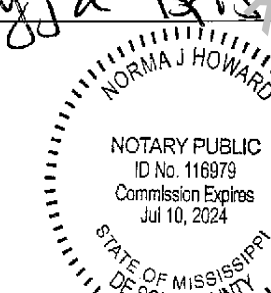
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 1-26, 2023

Signature: [Signature]  
Grantee, or Agent

Subscribed and sworn to before me by the said Toya Bister this 26, day of Jan, 2023

[Signature]  
Notary Public  
My commission expires: 7-10-2024



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.)