

UNOFFICIAL COPY

Doc#: 2305908069 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/28/2023 11:58 AM Pg: 1 of 4

Dec ID 20230201655581

City Stamp 1-406-811-984

Prepared By:

Rhys J. Williams, Armstrong Teasdale LLP
7700 Forsyth Blvd., Suite 1800, St. Louis, MO 63105

Mail Tax Statement to: George West and Deanndra West
8063 South Spaulding Avenue, Chicago, IL 60652

Return to: Orange Coast Lender Services
1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275

Reference Number: 782715

Permanent Real Estate Index Number: 19-45-212-015

QUITCLAIM DEED

GEORGE WEST and DEANNDRRA WEST formerly known as DEANNDRRA BUNCH, a married couple, whose mailing address is 8063 South Spaulding Avenue, Chicago, IL 60652 (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, does hereby CONVEY and QUITCLAIM unto GEORGE WEST and DEANNDRRA WEST, a married couple, not as joint tenants or tenants in common but by tenants by the entireties, whose address is 8063 South Spaulding Avenue, Chicago, IL 60652, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

LOT 206 IN SOUTHWEST HIGHLANDS AT 70TH AND KEDZIE UNIT NUMBER 1, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT LANDS DEEDED TO RAILROAD AND EXCEPT STREETS HERETOFORE DEDICATED), IN COOK COUNTY, ILLINOIS.

Being the same property conveyed to George West and Deanndra Bunch, a married couple, not as tenants in common or as joint tenants, but as tenants by the entirety, by Perri Homes LLC in deed dated May 18, 2018 and recorded June 18, 2018 in Instrument Number 1816949098, in the Office of the County Recorder for the County of Cook and State of Illinois.

Property Address: 8063 South Spaulding Avenue, Chicago, IL 60652

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This conveyance made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 10 day FEBRUARY 2023

George West (Seal)
GEORGE WEST

STATE OF ILLINOIS }
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, GEORGE WEST, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of FEBRUARY, 10th, 20 23.

[Signature]
Notary Public
My Commission expires: 06/26/2023



Deanndra West FKA Deanndra Bunch (Seal)
DEANNDRRA WEST formerly
known as DEANNDRRA BUNCH

STATE OF ILLINOIS }
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, DEANNDRRA WEST formerly known as DEANNDRRA BUNCH, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of FEBRUARY, 10th, 20 23.

[Signature]
Notary Public
My Commission expires: 06/26/2023



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This document is provided to the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.


Exempt under provisions of Paragraph (e) Section 31.45, Property Tax Code.

Date: 02/10/2023

Signature of Grantor:

George West
GEORGE WEST

Deanndra West FKA Deanndra Bunch
DEANNDRRA WEST formerly
known as DEANNDRRA BUNCH

| REAL ESTATE TRANSFER TAX | 27-Feb-2023 |
|--|-------------|
|  CHICAGO: | 0.00 |
| CTA: | 0.00 |
| TOTAL: | 0.00 * |

19-35-212-015-0000 | 20230201655581 | 1-406-811-984

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

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: 2-17-2023

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:

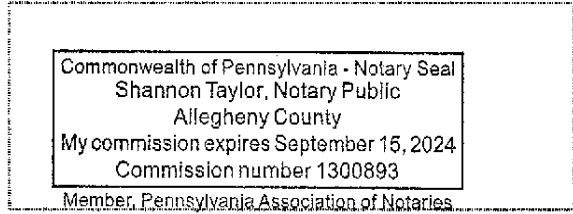
SHANNON Taylor

By the said (Name of Grantor): Mike Henma

AFFIX NOTARY STAMP BELOW

On this date of: 2-17-2023

NOTARY SIGNATURE: [Signature]



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: 2-17-2023

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:

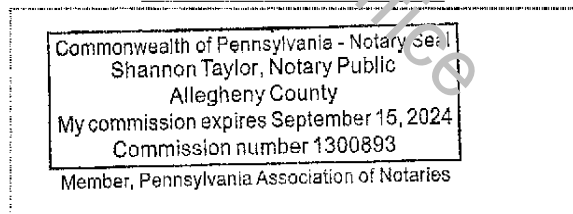
SHANNON Taylor

By the said (Name of Grantee): Mike Henma

AFFIX NOTARY STAMP BELOW

On this date of: 2-17-2023

NOTARY SIGNATURE: [Signature]



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)**)