

UNOFFICIAL COPY



2306222078D

When recorded mail this deed and tax statements to:
Audrey W. Goins
17920 Glen Oak Ave.
Lansing, IL 60438

Doc# 2306222078 Fee \$85.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

ILLINOIS QUITCLAIM DEED

DATE: 03/03/2023 02:26 PM PG: 1 OF 5

THIS DEED is made between Audrey W. Goins as Administrator of the Estate of Patrick Goins ("Grantor") and Audrey W. Goins ("Grantee"). Grantor does hereby give, assign and transfer, as well as quitclaim to Grantee the following described real estate, together with the rents, profits, fixtures, other appurtenant interests and all improvements located thereon:

LOT 48 IN BLOCK 4 IN OAK GLEN GARDENS ADDITION, BEING A SUBDIVISION OF CERTAIN LANDS IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION, WHICH POINT IS 330 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, THENCE RUNNING SOUTH 0 DEGREES 0 MINUTES EAST ALONG SAID WEST LINE FOR A DISTANCE OF 1233.37 FEET; THENCE RUNNING SOUTH 89 DEGREES 50 MINUTES EAST FOR A DISTANCE OF 233.10 FEET; THENCE RUNNING SOUTH 0 DEGREES 0 MINUTES EAST FOR A DISTANCE OF 256.8 FEET; THENCE RUNNING SOUTH 82 DEGREES 04 MINUTES EAST FOR A DISTANCE OF 436.55 FEET; THENCE RUNNING NORTH 0 DEGREES 03 MINUTES EAST FOR A DISTANCE OF 1550.3 FEET; THENCE RUNNING NORTH 89 DEGREES 56 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 666.3 FEET TO A POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

Such property having an address of 17920 Glen Oak Avenue, Lansing, IL 60438.

The above premises are subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. TO HAVE AND TO HOLD unto the Grantee and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever, either in law or equity. For a valuable consideration, in the amount of \$100.00 (One hundred dollars and zero cents) given in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

IN WITNESS WHEREOF Grantor has executed this Quitclaim Deed on this 28 day of February 2023.

| REAL ESTATE TRANSFER TAX | | 03-Mar-2023 | |
|--------------------------|-----------|--------------------------------|------|
| | COUNTY: | | 0.00 |
| | ILLINOIS: | | 0.00 |
| | TOTAL: | | 0.00 |
| 30-31-102-036-0000 | | 20230301665463 1-052-278-992 | |

Pin# 30-31-102-036-0000

Prepared by Kiyatal Goins
17920 Glen OAK LANSING IL
60438

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WITNESSES:

Helli Goins-Thompson
Printed Name

Helli Goins-Thompson
Signature

Michael Flemons
Printed Name

Michael Flemons
Signature

GRANTOR:

Audrey W. Goins
Audrey W. Goins
Administrator of the estate of Patrick Goins

GRANTEE:
Audrey W. Goins
Audrey W. Goins

GRANTOR ACKNOWLEDGMENT

STATE OF ILLINOIS

COOK COUNTY

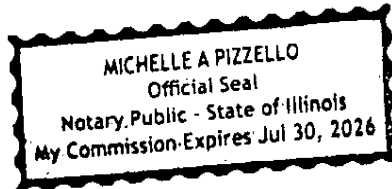
On this 28th day of February 2023 before me appeared Audrey W. Goins, known to me or proven on the basis of satisfactory evidence to be the Grantor, who acknowledged this Deed to be a free and voluntary act of the Grantor with all requisite lawful authority. Before me also appeared all parties hereto as listed above.

Witness my hand and official seal.

Michelle A. Pizzello
Notary Public for the State of Illinois

My commission expires:

July 30, 2026



Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. 3 and Cook County Ord. 93-0-27 par. 1
Date 03/03/2023 Sign. [Signature]

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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: 03 | 01 | 2023

SIGNATURE: Audrey W. Goins
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

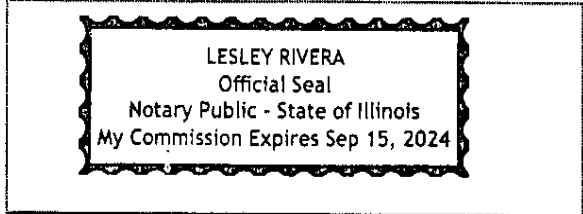
Subscribed and sworn to before me, Name of Notary Public: Lesley Rivera

By the said (Name of Grantor): Audrey W. Goins

On this date of: 03 | 01 | 2023

NOTARY SIGNATURE: Lesley Rivera

AFFIX NOTARY STAMP BELOW



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: 03 | 01 | 2023

SIGNATURE: Audrey W. Goins
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

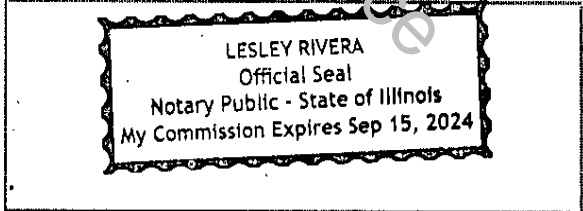
Subscribed and sworn to before me, Name of Notary Public: Lesley Rivera

By the said (Name of Grantee): Audrey W. Goins

On this date of: 03 | 01 | 2023

NOTARY SIGNATURE: Lesley Rivera

AFFIX NOTARY STAMP BELOW



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)**)

VILLAGE OF LANSING **UNOFFICIAL COPY**

Patricia L. Eidam
Mayor



Office of the Finance Director

Brian Hanigan
Finance Director

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Audrey Goins
17920 Glen Oak Avenue
Lansing, IL 60438

Telephone: 773-438-9184

Attorney or Agent: N/A
 Telephone No.: N/A

Property Address: 17920 Glen Oak Avenue
Lansing, IL 60438

Property Index Number (PIN): 30-31-102-036-0000

Water Account Number: 211 1200 00 02

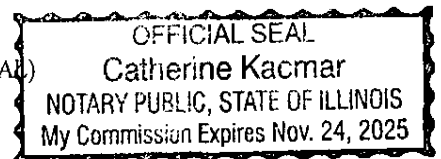
Date of Issuance: March 2, 2023

(State of Illinois)
(County of Cook)
This instrument was acknowledged before
me on March 2, 2023 by
Catherine Kacmar.

VILLAGE OF LANSING

By: [Signature]
Village Treasurer or Designee

[Signature] (Signature of Notary Public) (SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.

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LETTERS OF OFFICE - DECEDENT'S ESTATE

(Rev. 12/23/03) CCP 0415

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, PROBATE DIVISION

Estate of
PATRICK GOINS

Deceased



No. **2013 P 004040**

Docket

Page

LETTERS OF OFFICE - DECEDENT'S ESTATE

AUDREY GOINS

has been appointed

Independent

Administrator

of the estate of

PATRICK GOINS

, deceased,

who died Sunday, September 30, 2012, and is authorized to take possession of and collect the estate of the decedent and to do all acts required by law.

LS

WITNESS August 16, 2013


Dorothy Brown
Clerk of the Circuit Court

CERTIFICATE

I certify that this is a copy of the letters of office now in force in this estate.

DAB

WITNESS, August 29, 2013


Clerk of Court

DOROTHY BROWN, CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS