



Doc# 2306757028 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/08/2023 11:35 AM PG: 1 OF 4

INSTRUMENT PREPARED BY:
Taiwo Durowade
1831 218th Pl
Sauk Village, Illinois 60411

RETURN INSTRUMENT TO:
Taiwo Durowade
1831 218th Pl
Sauk Village, Illinois 60411

Space Above This Line for Recorder's Use Only (55 ILCS 5/412002)

QUIT CLAIM DEED

The Grantor, Dardur Real Estate LLC, an Illinois limited liability company, with an address of 1045 Dixie Hwy, Chicago Heights, Illinois 60411, for and in consideration of Grantor's intent to make a contribution to the Grantee described herein and no other consideration, hereby conveys and quit claims unto Isaac Oluwadare Durowade, a married man, with an address of 1831 218th Pl, Sauk Village, Illinois 60411 (the "Grantee"), all of Grantor's right, title, interest, and claim in or to the real property situated in Cook County, Illinois, described as follows (the "Property"):

LOT 21 IN BLOCK 7 IN SURREYBROOK, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING THE PLAT THEREOF RECORDED APRIL 19, 1973 AS DOCUMENT NO. 22296201, IN COOK COUNTY, ILLINOIS.

Property Tax Number: 32-25-114-021-0000

Commonly Known As (Property Address): 1621 217th Street, Sauk Village, IL, 60411

TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantor, either in law or equity, to the proper use, benefit, and behalf of the Grantee and Grantee's successors and assigns, forever.

UNOFFICIAL COPY

The Property is not the homestead of Grantor.


This conveyance is subject to the following:

1. All validly existing easements, rights-of-way, and prescriptive rights, whether or not of record;
2. All other presently recorded and validly existing restrictive covenants and reservations of oil, gas, and other minerals that affect the Property;
3. All other presently recorded and validly existing instruments that affect the Property;
4. Taxes and assessments for the current year and all subsequent years; and
5. Zoning and other governmental regulations.

This deed is intended to constitute a quit claim deed under 765 ILCS 5/10. By signing this Quit Claim Deed, Grantor quit claims whatever interest Grantor may have in the Property to the Grantee.

Signed by the Grantor, Taiwo Durowade (Owner of Dardur Real Estate LLC), on

TD 02 Feb 18, 2023.



 Taiwo Durowade (Owner of Dardur Real Estate LLC)

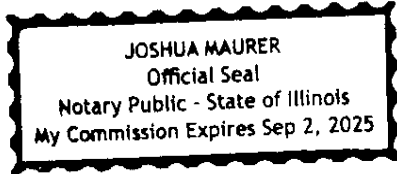
UNOFFICIAL COPY

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me on February 18, 2023, by Taiwo Durowade (Owner of Dardur Real Estate LLC.)

Notary Public

RETURN FUTURE TAX BILLS TO:
Dare Durowade
1831 218th Pl.
Sauk Village, Illinois 60411





REAL ESTATE TRANSFER TAX EXEMPTION STATEMENT

This transfer is exempt from Illinois Real Estate Transfer Tax under the provisions of 35 ILCS 200/31-45(e) for the following reason: The actual consideration (amount paid) for the property is less than \$100.

March 1, 2023
Date

Signature of Purchaser/Grantee,
Seller/Grantor, or Representative of Either
Party

REAL ESTATE TRANSFER TAX		08-Mar-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
32-25-114-021-0000		20230301663151 1-269-571-792

UNOFFICIAL COPY

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 | 08 | 20 23

SIGNATURE: [Signature]
GRANTOR or AGENT

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

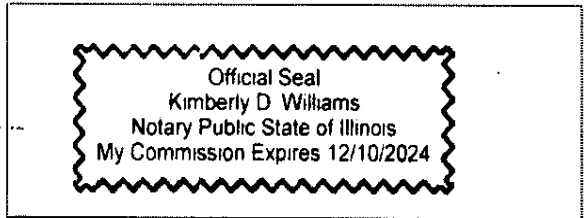
Subscribed and sworn to before me, Name of Notary Public: Kimberly D Williams

By the said (Name of Grantor): Kim Durdwade

On this date of: 3 | 08 | 20 23

NOTARY SIGNATURE: [Signature]

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 | 06 | 20 23

SIGNATURE: [Signature]
GRANTEE or AGENT

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

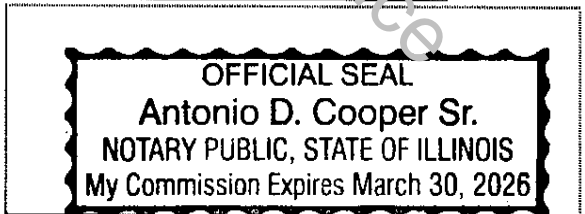
Subscribed and sworn to before me, Name of Notary Public: Antonio D Cooper Sr.

By the said (Name of Grantee): ISAAC O DUROWADE

On this date of: 03 | 06 | 20 23

NOTARY SIGNATURE: [Signature]

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)**)