

UNOFFICIAL COPY

Doc# 2307406442 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/15/2023 03:49 PM Pg: 1 of 5
Dec ID 20230101641481

AFTER RECORDING RETURN TO:
Title365/Recording
345 Rouser Road
Bldg 5, Suite 101
Coraopolis, PA 15108
File No. ORG-406794

NAME AND ADDRESS OF TAXPAYER:
Deonna Freeman
16755 Butterfield Drive
Country Club Hills, IL 60478

This document prepared by:
Courtney E. Dea, Esq.
8940 Main Street
Clarence, NY 14021
866-333-3081

Parcel ID No.: 28-26-106-034-0000

QUITCLAIM DEED

THIS DEED made and entered into on this 19 day of February, 2023, by and between **Ryan Jackson, an unmarried man**, residing at 300 Cedar Ridge Lane, Apt 101, Richton Park, IL 60471 and **Deonna Freeman who acquired title as Deonna Freeman-Jackson, an unmarried woman**, residing at 16755 Butterfield Drive, Country Club Hills, IL 60478 **who acquired title as husband and wife, now divorced and not remarried, as tenants by the entirety**, hereinafter referred to as Grantor(s) and **Deonna Freeman, an unmarried woman**, residing at 16755 Butterfield Drive, Country Club Hills, IL 60478, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 16755 Butterfield Drive, Country Club Hills, IL 60478

"Exempt under provisions of Paragraph E"

Section 31-45; Real Estate Transfer Tax Act

2/18/2023
Date

Deonna Freeman
Signature of Buyer, Seller or Representative



CITY OF COUNTRY CLUB HILLS
EXEMPT
REAL ESTATE TRANSFER STAMP

16755 Butterfield
3-13-23 CW

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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.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 2 day of Feb, 2023.

This deed acknowledges full compliance with all of the terms and conditions and any property settlement agreement related to the final decree in Cook County Superior Court, Case Number: 2021 D 5396 relating to subject premises. Ryan Jackson acknowledges that no money or other consideration is owed to him/her for this real property.

Ryan Jackson
Ryan Jackson

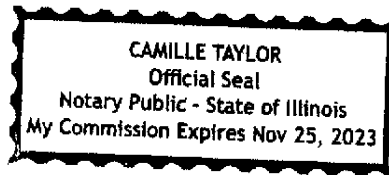
STATE OF IL
COUNTY OF Cook

This instrument was acknowledged before me on this 2 day of Feb, 2023 by Ryan Jackson.

Camille Taylor
(Signature of Notary Public)

Print Name: Camille Taylor

My commission expires: 11-25-23



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IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 18 day of February, 2023.

X Deonna Freeman
Deonna Freeman who acquired title
as Deonna Freeman-Jackson

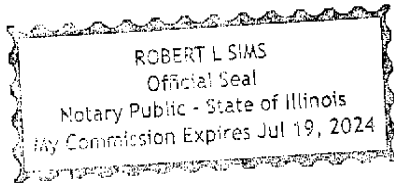
STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on this 18 day of February, 2023 by Deonna Freeman who acquired title as Deonna Freeman-Jackson.

Robert L Sims
(Signature of Notary Public)

Print Name: Robert L. Sims

My commission expires: 7-19-24



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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STATEMENT BY GRANTOR AND GRANTEE

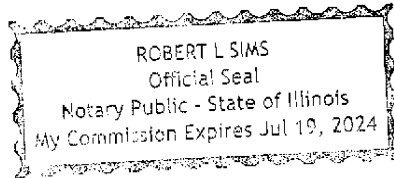
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 February 18, 2023.

Signature: X Deonna Freeman
Grantor, or Agent

Subscribed and sworn to before me by the said Grantor this 18, day of FEBRUARY, 2023

Robert L Sims
Notary Public
My commission expires: 7-19-24



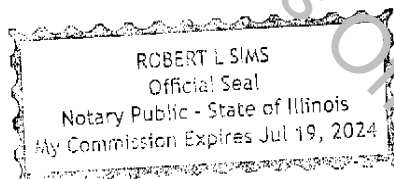
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 February 18, 2023.

Signature: X Deonna Freeman
Grantee, or Agent

Subscribed and sworn to before me by the said Grantee this 18, day of FEBRUARY, 2023.

Robert L Sims
Notary Public
My commission expires: 7-19-24



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.)

UNOFFICIAL COPY PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

Deonna Freeman, being duly sworn on oath, states that she resides at 116755 Butterfield Dr.. 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. 80-316, 1 eff. October 1, 1977.

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

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

X Deonna Freeman

SUBSCRIBED and SWORN to before me

this 18 day of February, 2023
Robert L Sims

