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Doc# 2311057032 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/20/2023 12:44 PM PG: 1 OF 6

Quitclaim Deed

RECORDING REQUESTED BY Tijuana Rice

AND WHEN RECORDED MAIL TO:

Edgar Mason/Tijuana Rice Grantee(s)
7733 S. Hermitage Av
Chicago IL 60620

Consideration: \$ 10.00

Property Transfer Tax: \$ 0

Assessor's Parcel No. Tijuana Rice 2030-425-010-0000

PREPARED BY: Tijuana Rice certifies herein that he or she has prepared this Deed.

Tijuana Rice
Signature of Preparer

4-17-2023
Date of Preparation

Tijuana Rice
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 4-17-2023 in the County of COOK, State of IL

by Grantor(s) ~~Tijuana Rice Edgar Mason~~ Edgar Mason
whose post office address is 7733 S. Hermitage Av.
to Grantee(s), Tijuana Rice / Edgar Mason
whose post office address is 7733 S Hermitage Av.

WITNESSETH, that the said Grantor(s), Tijuana Rice,
for good consideration and for the sum of Ten dollars
(\$ 10.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

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interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of COOK, State of IL and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Tijuana Rice
Signature of Grantor

Tijuana Rice
Print Name of Grantor

+ [Signature]
Signature of First Witness to Grantor(s)

+ John Smith
Print Name of First Witness to Grantor(s)

~~[Signature]~~
Signature of Second Grantor (if applicable)

~~Edgar Mason~~
Print Name of Second Grantor (if applicable)

[Signature]
Signature of Second Witness to Grantor(s)

John Smith
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Tijuana Rice
Signature of Grantee

Tijuana Rice
Print Name of Grantee

+ [Signature]
Signature of First Witness to Grantee(s)

+ John Smith
Print Name of First Witness to Grantee(s)

Edgar Mason
Signature of Second Grantee (if applicable)

EDGAR MASON
Print Name of Second Grantee (if applicable)

+ [Signature]
Signature of Second Witness to Grantee(s)

+ John Smith
Print Name of Second Witness to Grantee(s)

REAL ESTATE TRANSFER TAX		20-Apr-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-30-425-010-0000 | 20230401601483 | 0-734-440-656

REAL ESTATE TRANSFER TAX		20-Apr-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-30-425-010-0000 | 20230401601483 | 0-943-697-104

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

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Exhibit "A"

Lot 29 In Block 21 in Englefield, Being
A Subdivision In the Southeast 1/4 of
Section 30, Township 38 North, Range
14, East of the Third Principle Meridian,
According to the Plat thereof
Recorded as Document No. 591558.
In Cook County, Illinois

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interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Cook, State of IL and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Tijuana Rice
Signature of Grantor

Signature of Second Grantor (if applicable)

Tijuana Rice
Print Name of Grantor

Print Name of Second Grantor (if applicable)

X [Signature]
Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

X John Smith
Print Name of First Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Edgar Mason
Signature of Grantee

Tijuana Rice
Signature of Second Grantee (if applicable)

Edgar MASON
Print Name of Grantee

Tijuana Rice
Print Name of Second Grantee (if applicable)

X [Signature]
Signature of First Witness to Grantee(s)

X [Signature]
Signature of Second Witness to Grantee(s)

X John Smith
Print Name of First Witness to Grantee(s)

X John Smith
Print Name of Second Witness to Grantee(s)

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NOTARY ACKNOWLEDGMENT

State of IL

County of Cook

On April 19, 2023, before me, Darnell King, a notary public in and for said state, personally appeared, Tijuanita Marie Rice/Wachet

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Darnell King
Signature of Notary

Affiant Known _____ Produced ID 2528 1368 901 R

Type of ID State ID

(Seal)



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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: 4/15/2023

SIGNATURE: Fred McNeil
GRANTOR or AGENT

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

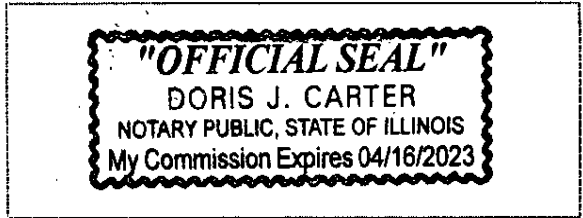
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): FRED MCNEIL

On this date of: 15th April 2023

NOTARY SIGNATURE: [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: 4/15/2023

SIGNATURE: Juanita M. Rice
GRANTEE or AGENT

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

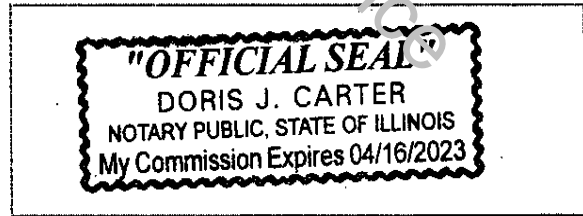
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): JUANITA M RICE MCNEIL

On this date of: 15th April 2023

NOTARY SIGNATURE: [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)**)