

# UNOFFICIAL COPY

Doc# 2312408065 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/04/2023 10:26 AM Pg: 1 of 4

Dec ID 20230401600043

City Stamp 0-968-278-736

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

Mail Tax Statement to: Valerie Hyde, 2557 Vermont St., Blue Island, IL 60406

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

Reference Number: 785533

Permanent Real Estate Index Number: 20-23-423-015-0000

## QUITCLAIM DEED

VALERIE HYDE, unmarried, and ADOTEY DOH, married, whose mailing address is 7047 South Dante Avenue, Chicago, IL 60637 (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 VALERIE HYDE, unmarried, in fee simple, whose address is 2557 Vermont St., Blue Island, IL 60406, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

Lot 28 in Block 2 in Parkside a subdivision of the South 1/2 of the Southeast 1/4 of Section 23, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, IL.

Being the same property conveyed unto Valerie Hyde and Adotey Doh from Valerie Hyde, by Deed dated July 9, 2018 and recorded July 10, 2018, in Instrument No. 1819118134, in the Office of the County Recorder of Cook County, State of Illinois.

Property Address: 7047 South Dante Avenue, Chicago, IL 60637

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.

REAL ESTATE TRANSFER TAX		02-May-2023
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

20-23-423-015-0000 | 20230401600043 | 0-968-278-736  
\* Total does not include any applicable penalty or interest due.

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Grantor Hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 13<sup>th</sup> day of April, 2023.

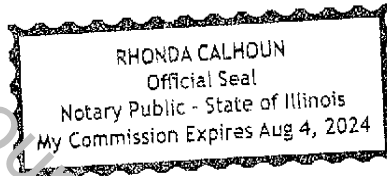
Valerie Hyde (Seal)  
VALERIE HYDE

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, VALERIE HYDE, 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 April 13, 2023.

[Signature]  
Notary Public  
My Commission expires: 8/4/24



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: 4/13/23

Signature of Grantor: Valerie Hyde  
VALERIE HYDE

# UNOFFICIAL COPY

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 13<sup>th</sup> day of April, 2023.

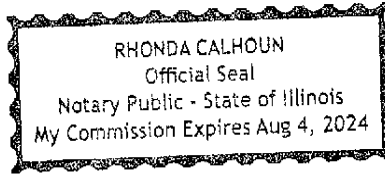
[Signature] (Seal)  
ADOTEY DOH

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, ADOTEY DOH, 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 April 13, 2023.

[Signature]  
Notary Public  
My Commission expires: 8/4/24



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: 4/13/23

Signature of Grantor:

[Signature]  
ADOTEY DOH

NOTARY PUBLIC 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: 4 | 18 | 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:

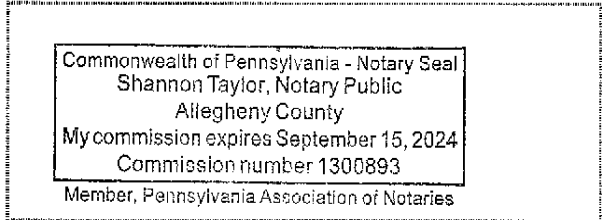
Shannon Taylor

By the said (Name of Grantor): Michael Heman

On this date of: 4 | 18 | 2023

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: 4 | 18 | 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:

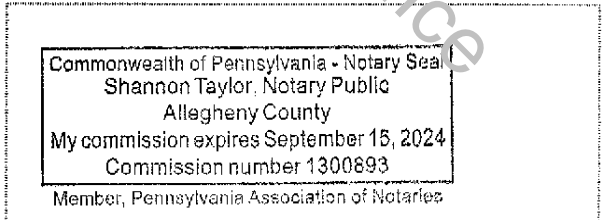
Shannon Taylor

By the said (Name of Grantee): Michael Heman

On this date of: 4 | 18 | 2023

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)