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Prepared By:
MICAH FRANKLIN



After Recording Return To:
6 SANGAMON COURT
PARK FOREST, Illinois 60466



23146220450

Doc# 2314622045 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/26/2023 02:22 PM PG: 1 OF 4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On May 13, 2023 THE GRANTOR(S),

- COPIOUS AVENUE PROPERTIES LLC, MICAH FRANKLIN, PRESIDENT

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- SHEILA FRANKLIN, a single person, residing at 6 SANGAMON COURT, PARK FOREST, COOK County, Illinois 60466

the following described real estate, situated in 6 SANGAMON COURT, PARK FOREST, in the County of COOK, State of Illinois

Legal Description:

LOT 25 IN THE RESUBDIVISION OF BLOCK 72 AND BLOCK 73 (EXCEPTING LOTS 1 AND 15 TO 58, BOTH INCLUSIVE, OF BLOCK 73) AND VACATED TOEPEKA ST., ALL IN VILLAGE OF PARK FOREST AREA NO. 5, A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 35 AND THE WEST 1/2 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in

EXEMPTION APPROVED

Sheila C. McNamee
VILLAGE CLERK
VILLAGE OF PARK FOREST

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and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

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

Tax Parcel Number: 31-35-411-059-0000

Mail Tax Statements To:
SHEILA FRANKLIN
6 SANGAMON COURT
PARK FOREST, Illinois 60466

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX		26 May 2023
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
31-35-411-059-0000	20230501625684	1-107-487-440

Exempt under Real Estate Transfer Tax Law 85 ILCS 200/31-45
 sub par. 4 and Cook County Ord. 60-0-27 par. E
 Date 5.26.23 Sign. Michael Frank

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Grantor Signatures:

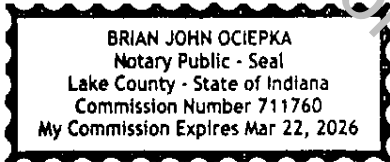
DATED: 5.13.2023

Micah Franklin

MICAH FRANKLIN, PRESIDENT, on behalf of COPIOUS AVENUE PROPERTIES LLC

STATE OF ILLINOIS, COUNTY OF ^{IN}COOK, ss: ^{Lake}

This instrument was acknowledged before me on this 13 day of May, '23 by MICAH FRANKLIN, PRESIDENT, on behalf of COPIOUS AVENUE PROPERTIES LLC.



[Signature]

Notary Public

PLB

Title (and Rank)

My commission expires 3-22-26

Property 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: 5 | 19 | 2023

SIGNATURE: Micha Franklin
GRANTOR or AGENT

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

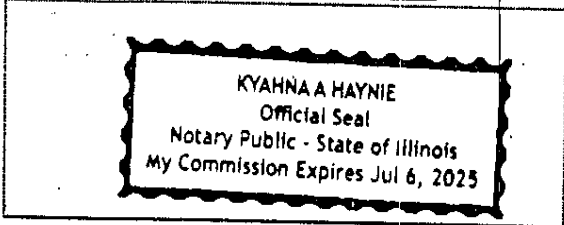
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): MICHA FRANKLIN

On this date of: May | 19 | 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: 5 | 19 | 2023

SIGNATURE: Sheila Franklin
GRANTEE or AGENT

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

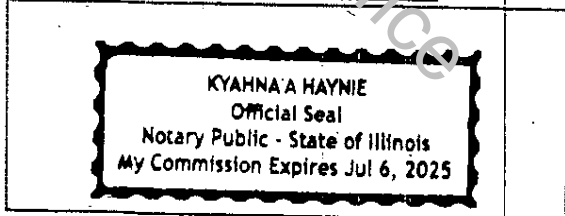
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Sheila Franklin

On this date of: May | 19 | 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)**)