

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

3-MAR-2023



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

31-23-434-008-0000

20230501634678 | 0-602-708-688



2315134020

Doc# 2315134020 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/31/2023 01:26 PM PG: 1 OF 9

RECORDING REQUESTED BY:
Charles E. Joiner

INSTRUMENT PREPARED BY:
Daisy Joiner
204 Jackson Street
Park Forest, Illinois 60466

RETURN DEED TO:
Daisy Joiner
204 Jackson Street
Park Forest, Illinois 60466

(Above reserved for official use only)

SEND TAX STATEMENTS TO:
Daisy Joiner
204 Jackson Street
Park Forest, Illinois 60466 Tax Parcel
ID/APN # 31-23-434-008-0000

QUIT CLAIM DEED FOR ILLINOIS

STATE OF ILLINOIS
COUNTY OF ILLINOIS

THIS DEED is made this day of 02/16/2023, by and between the
"Grantor,"

Daisy Joiner, an unmarried individual residing at 204 Jackson Street Park Forest,
Illinois 60466

AND the "Grantees,"

Charles E. Joiner, a married individual residing at 9746 S. Oakley Ave, Chicago, Illinois
60643

Cora M. Joiner, an unmarried individual residing at 8228 South Richmond, Chicago,
Illinois 60652

Deloise Joiner, an unmarried individual residing at 18413 River Road , Hazel Crest,

EXEMPTION APPROVED

Shirley C. McNamee
VILLAGE CLERK
VILLAGE OF PARK FOREST

UNOFFICIAL COPY

Illinois 60429

Syretta Joiner, an unmarried individual residing at 11926 Artesian Ave, Blue Island, Illinois 60406

Nicole Chavers, a married individual residing at 26229 South Peach Tree Ln, Monee, Illinois 60449

Daisy Joiner, an unmarried individual residing at 204 Jackson Street, Park Forest, Illinois 60466

FOR VALUABLE CONSIDERATION of the sum of one dollar (\$1.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantees and Grantees' heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the "**Property**"), together with all hereditaments and appurtenances belonging thereto, located in Illinois county, Illinois, subject to any restrictions herein:

Property Address: 204 Jackson Street, Park Forest, Illinois 60466

Legal Description: LOT 8 IN BLOCK 53 IN LINCOLNWOOD WEST, BEING A SUBDIVISION OF THE WESTERLY PART OF THE SOUTHWEST 1/4 OF SECTION 24 AND PART OF THE SOUTH EAST 1/4 OF SECTION 23 EASTERLY OF THE ILLINOIS CENTRAL RAILROAD IN TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 1959 IN THE RECORDER'S OFFICE AS DOCUMENTED 17739257, IN COOK COUNTY, ILLINOIS. The real Property or its address is commonly known as 204 Jackson, Park Forest, IL 60488. The Rest Property tax identification number is 31-23-434-008-0000

Subject to the following encumbrances and/or other restrictions:

1. The property has a \$ 59,000.00 mortgage with U.S. Bank Home Mortgage

Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.

[SIGNATURE PAGE FOLLOWS]

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COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantees on 02/16/2023
(date).

Grantor (or authorized agent)

x/ Daisy Joiner

Print Name: Daisy Joiner

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

UNOFFICIAL COPY

NOTARY ACKNOWLEDGMENT

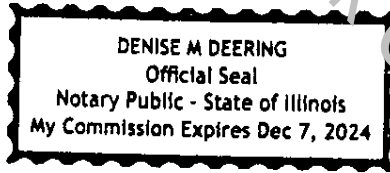
ILLINOIS
COUNTY OF COOK

On 2/16/2023 before me, Daisy Joiner, personally appeared **Daisy Joiner**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 12/7/2024

Denise M. Deering 2/16/2023
Notary Public, Illinois



Cook County Clerk's Office

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: 02 | 16 | 2023

SIGNATURE: Daisy Joiner
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:

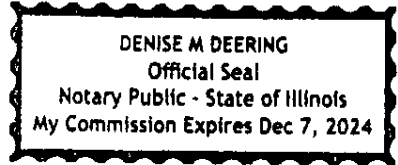
Denise M. Deering

By the said (Name of Grantor): Daisy Joiner

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 16 | 2023

NOTARY SIGNATURE: Denise M. Deering



GRANTEE SECTION

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DATED: 02 | 16 | 2023

SIGNATURE: Charles F. Joiner
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:

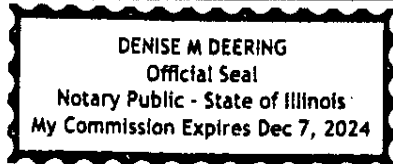
Denise M. Deering

By the said (Name of Grantee): Daisy Joiner

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 16 | 2023

NOTARY SIGNATURE: Denise M. Deering



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)**)

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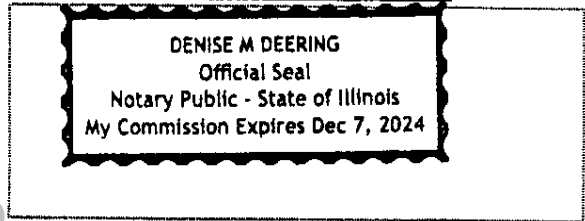
Denise M. Deering

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DATED: 02 | 16 | 2023

SIGNATURE: Cora M. Joiner
GRANTEE or AGENT

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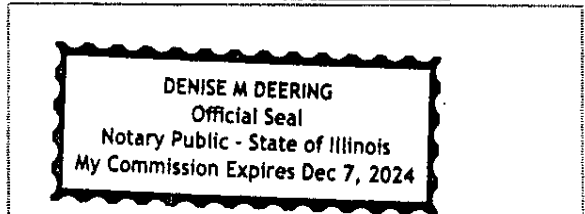
Denise M. Deering

By the said (Name of Grantee): Daisy Joiner

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 16 | 2023

NOTARY SIGNATURE: Denise M. Deering



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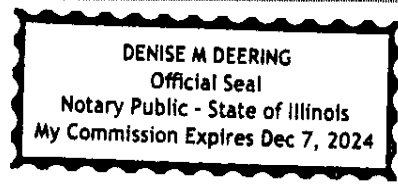
Denise M. Deering

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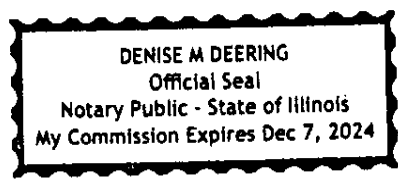
Denise M. Deering

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On this date of: 2 | 16 | 2023

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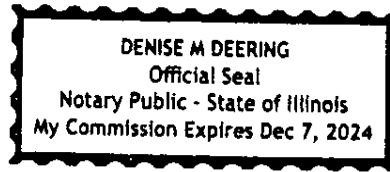
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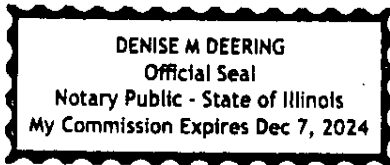
Denise M. Deering

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Denise M. DeeringBy the said (Name of Grantor): Daisy Joiner

AFFIX NOTARY STAMP BELOW

On this date of: 02 | 16 | 20 23NOTARY SIGNATURE: Denise M. Deering

DENISE M DEERING
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 7, 2024

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DATED: 02 | 16 | 20 23SIGNATURE: [Signature]
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Denise M. DeeringBy the said (Name of Grantee): Daisy Joiner

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