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Dec ID 20230601650517

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This Instrument Prepared By:
BENJAMIN PLUSKIE, ESQ
c/o BC LAW FIRM, P.A.
15730 W NATIONAL AVE
NEW BERLIN, WI 53151

Recordation Requested By: ~~For~~ ~~Stewart Title~~
STEWART TITLE
500 N BROADWAY STE 900
SAINT LOUIS, MO 63102
File No. WFRASM23570279

FOR RECORDER'S USE ONLY



QUITCLAIM DEED

THIS QUITCLAIM DEED executed this 20th day of MAY, 2023, by first party **WILLIAM BANKS, A SINGLE PERSON** to second party, **CHRISTOPHER L. GATES, JR, A SINGLE PERSON AND TAIYUAN BANKS-TILLMON, AN UNMARRIED PERSON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, of 815 NOTRE DAME DRIVE, MATTESON, IL 60443.

WITNESSETH, That the said first party, for Ten Dollars (\$10.00) and other good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby convey and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described real estate in the County of COOK, State of Illinois, to wit:

Lot 42 and the East 6 feet of Lot 43 in Block 2 in East Stanwoods of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 22, Township 37 North, Range 14, East of the third principal meridian, in Cook County, Illinois.

APN: 25-22-119-017-0000

PROPERTY ADDRESS: 143 E 114TH PLACE, CHICAGO, IL 60628

This instrument was prepared without the benefit of a title examination.

EXEMPT FROM TRANSFER TAX: CODE NUMBER (35ILCS 200-31-45) E


X William Banks
(Signature of buyer, seller, or representative)

5-20-23
(Date)

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IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

William Banks
WILLIAM BANKS

REAL ESTATE TRANSFER TAX		29-Jun-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

25-22-119-017-0000 | 20230601650517 | 0-178-556-624

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

STATE OF ILLINOIS)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **WILLIAM BANKS** personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal this date, MAY 20th, 2023.

(seal)



Jelani Foster
Notary Public
My Commission Expires: 1/13/2025

Send Tax Notices to:
CHRISTOPHER L. GATES, JR
AND TAIYUAN BANKS-TILLMON
815 NOTRE DAME DRIVE
MATTESON, IL 60443

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of 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 JUNE 6th, 2023

Signature: William Banks
WILLIAM BANKS Grantor or Agent

Subscribed and sworn to before me
By the said Rosemary Spaulding
This 6th day of June, 2023
Notary Public Rosemary Spaulding



The grantee or 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.

Date _____, 20____

Signature: _____
Grantee or Agent
CHRISTOPHER L. GATES

Subscribed and sworn to before me
By the said _____
This _____ day of _____, 2023
Notary Public _____

Signature: _____
Grantee or Agent
Talyuan Banks-Tillmon

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.)

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Dated _____, 20____

Signature: _____
WILLIAM BANKS Grantor or Agent

Subscribed and sworn to before me
By the said _____
This _____ day of _____, 2023
Notary Public _____

The grantee or 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.

Date 5/27, 2023

Signature: Christopher L. Gates 5/27/23
Grantee or Agent

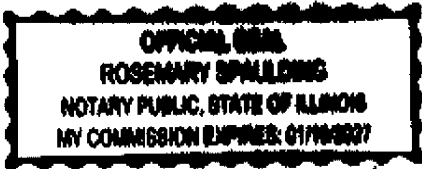
CHRISTOPHER L. GATES

Subscribed and sworn to before me
By the said Rosemary Spaulding
This 27th day of May, 2023
Notary Public Rosemary Spaulding

Signature: [Signature]
Grantee or Agent
Taiyuan Banks-Tillmon

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.

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01/10/2027