

# UNOFFICIAL COPY



\*2319934005D\*

**This Instrument Prepared By:**  
THOMAS ALLGOOD, ESQ.  
o/b/o BC LAW FIRM, P.A.  
200 CONTINENTAL DRIVE 401  
NEWARK, DE 19713

Doc# 2319934005 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/18/2023 09:41 AM PG: 1 OF 4

**Recordation Requested By/Return to:**  
TITLEMAX  
88 SILVA LANE  
MIDDLETOWN, RI 02842  
File No. WFB-R-221360

FOR RECORDER'S USE ONLY

## QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 19 day of April, 2023, by first party **KEVIN WALLER AND LULA WALLER, AS JOINT TENANTS** to second party, **LULA WALLER AND KEVIN WALLER, NOT IN TENANCY IN COMMON BUT IN JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP**, of 8510 S SEELEY AVENUE, CHICAGO, IL 60620.

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:

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, CITY OF CHICAGO, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:**

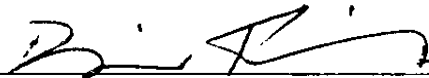
**LOT 4 IN BLOCK 10 IN H.O. STONE AND COMPANY'S ROBEY STREET SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE RIGHT OF WAY OF PITTSBURG, CINCINNATI AND CHICAGO, ST. LOUIS RAILROAD IN COOK COUNTY, ILLINOIS.**

APN: 20-31-319-012-0000

PROPERTY ADDRESS: 8510 S SEELEY AVE, CHICAGO, IL 60620

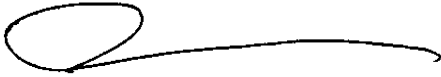
This instrument was prepared without the benefit of a title examination.

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

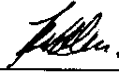
X  04/26/23  
(Signature of buyer, seller, or representative) (Date)

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



\_\_\_\_\_  
KEVIN WALLER

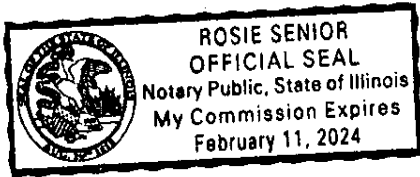



\_\_\_\_\_  
LULA WALLER

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.


I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **KEVIN WALLER AND LULA WALLER**, 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, April 19, 2025

(seal)





  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 02/11/2024

Send Tax Notices to:  
LULA WALLER AND KEVIN WALLER  
8510 S SEELEY AVENUE  
CHICAGO, IL 60620

REAL ESTATE TRANSFER TAX		14-Jul-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-31-319-012-0000 | 20230501626938 | 1-312-948-688

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

REAL ESTATE TRANSFER TAX		18-Jul-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-31-319-012-0000 | 20230501626938 | 0-550-003-152

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## LEGAL DESCRIPTION

### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, CITY OF CHICAGO, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 4 IN BLOCK 10 IN H.O. STONE AND COMPANY'S ROBEY STREET SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE RIGHT OF WAY OF PITTSBURG, CINCINNATI AND CHICAGO, ST. LOUIS RAILROAD IN COOK COUNTY, ILLINOIS.

PARCEL ID #20-31-319-012-0000

THIS BEING THE SAME PROPERTY CONVEYED TO KEVIN WALLER AND LULA WALLER, AS JOINT TENANTS FROM JOSEPHINE CARTER, DIVORCED AND NOT REMARRIED, IN A DEED DATED FEBRUARY 11, 2003 AND RECORDED MAY 08, 2003, AS INSTRUMENT NO. 0312841244.

**Property Commonly Known As: 8510 S Seeley AVE, Chicago, IL 60620**  
**Parcel ID: 20-31-319-012-0000**

Property of Cook County Clerk's Office

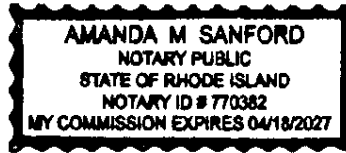
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## STATEMENT OF GRANTOR/GRANTEE

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 July 13<sup>th</sup>, 2023 Signature: *[Signature]*  
Grantor or Agent Dennis Tibbetban

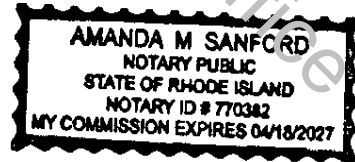
Subscribed and sworn to before me by the said agent this 13<sup>th</sup> day of July, 2023.  
Notary Public *[Signature]*



The grantee 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 July 13<sup>th</sup>, 2023 Signature: *[Signature]*  
Grantee or Agent Dennis Tibbetban

Subscribed and sworn to before me by the said agent this 13<sup>th</sup> day of July, 2023.  
Notary Public *[Signature]*



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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.