

UNOFFICIAL COPY

Doc#: 2321429340 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/02/2023 02:23 PM Pg: 1 of 3

QUIT CLAIM DEED

Dec ID 20230801688267

The Grantor, **Constance R. King**, a married woman, of the City of Henderson, County of Clark, State of Nevada for and in consideration of TEN DOLLARS & 00/100, and other good and valuable consideration in hand paid, CONVEYS AND QUIT CLAIMS to Grantee, **Denise Y. King**,

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NO 212 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 1 IN RESUBDIVISION OF LOTS 1 TO 8 INCLUSIVE OF SUBDIVISION OF THE SOUTH 300 FEET OF LOT 1, IN BLOCK 2 IN WELLS AND NELLEGAR'S SUBDIVISION OF THE NORTH 17 1/2 ACRES WEST OF ILLINOIS CENTRAL RAILROAD COMPANY OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF THE CONDOMINIUM OWNER MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 10, 1979 AND KNOWN AS TRUST NUMBER 76407 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22628042; AND AMENDED BY DOCUMENT 22639249 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE SAID PARCEL (EXCEPTING FROM THE PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 31-12-202-064-1024

Property Address: 1139 Leavitt Ave, Unit 212, Flossmoor, IL 60422

Grantee Address: 1139 Leavitt Ave, Unit 212, Flossmoor, IL 60422

SUBJECT TO: Covenants, conditions, restrictions of record, private, public and utility easements and roads and highways, if any, special taxes or assessments for improvements not yet completed, any unconfirmed special tax assessment, installments not due at the date hereof or any special tax or assessment for improvements heretofore completed, general taxes for 2022 and subsequent years

***THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR**

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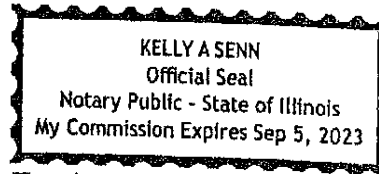
Dated this 26th day of July 2023.

Constance R. King
Constance R. King, GRANTOR

State of IL, County of Cook S.S. I, the undersigned, a Notary Public in and for said County, in the aforesaid State DO HEREBY CERTIFY that Constance R. King 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 acknowledge that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 26th day of July, 2023.

Kelly A Senn
NOTARY PUBLIC



Exempt under provisions of Paragraph e of the Real Estate Transfer Tax Act

Constance R. King
Signature of Grantor, Grantee or Representative

7/26/23
Date

This instrument was prepared by: Cathe Evans Williams, TEWLG, LLC, 2024 Hickory Road, #306, Homewood, IL 60430

SEND TAX BILL TO: Denise Y. King, 1139 Leavitt Ave., Unit 212, Flossmoor, IL 60422
MAIL TO: The Evans Williams Law Group, LLC, 2024 Hickory Road, # 306, Homewood, IL 60430

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or grantor's agent affirms that, to the best of grantor's 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.

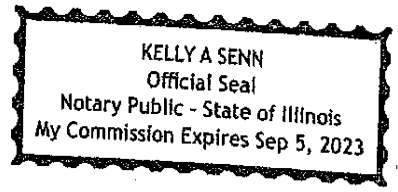
Date: 7/26/23

Signature: Constance R. King
Constance R. King GRANTOR

SUBSCRIBED AND SWORN TO BEFORE

ME BY THE SAID Constance R. King

THIS 26th DAY OF July,
20 23



NOTARY PUBLIC Kelly A Senn

The grantee or grantee's 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.

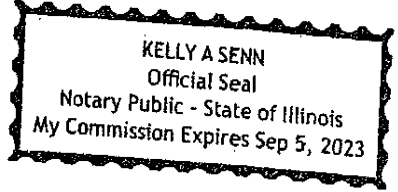
Date: 7/26/23

Signature: Denise Y. King
Denise Y. King GRANTEE

SUBSCRIBED AND SWORN TO BEFORE

ME BY THE SAID Denise Y. King

THIS 26th DAY OF July,
20 23



NOTARY PUBLIC Kelly A Senn

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 a Class A misdemeanor for subsequent offenses.