



23230340360

Prepared By:

Alexander Headd

133 Peach St
Park Forest IL
60466

Doc# 2323034036 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/18/2023 02:26 PM PG: 1 OF 4

After Recording Return To:

Jessica Martin

18052 Tarpon Ct

Homewood, Illinois 60430

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On August 17, 2023 THE GRANTOR(S),

- Alexander Headd, a single person

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

- Jessica Martin, a single person, residing at 18052 Tarpon Ct, Homewood, Cook County, Illinois 60430
- Alexander Headd, a single person, residing at 133 Peach St, Homewood, Cook County, Illinois 60466

as joint tenants with rights of survivorship, the following described real estate, situated in 18052 Tarpon Ct, Homewood, in the County of Cook, State of Illinois

Legal Description:

LOT 5 IN BLOCK 7IN HOMEWOOD ESTATFS SUBDIVISION, BEING THE EAST 3/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 ALSO LOTS 31,32 39, 47 AND 48 OF COWING BROTHERS SECOND ADDITION TO HOMEWOOD, AS RECORDED FEBRUARY 14, 1941 AS DOCUMENT

UNOFFICIAL COPY

NO. 12624019,
ALL IN SECTION 36, TOWNSHIP 36 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 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.

EXCEPTING AND RESERVING unto Grantor(s), a 50 percent interest in all oil, gas, and other minerals, including gravel, clay, coal, sand and scoria presently owned by the estate.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE



Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 28-36-307-013-0000 under Real Estate Transfer Tax Law 35 ILCS 200/31-41
sub par. E and Cook County Ord. 93-0-27 par. 4

Mail Tax Statements To:
Jessica Martin
18052 Tarpon Ct
Homewood, Illinois 60430

Date 8-18-23 Sign. C. A. Head

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX		18-Aug-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
28-36-307-013-0000 20230801602790 1-321-543-120		

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Grantor Signatures:

DATED: 8-16-23

A. Headd

Alexander Headd
133 Peach St
Park Forest, Illinois, 60466

STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 16 day of August,
2023 by Alexander Headd.

[Signature]
Notary Public

Notary Public
Title (and Rank)

My commission expires 07/13/2024



Property of 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: 08 | 18 | 2023

SIGNATURE: A. Headd
GRANTOR or AGENT

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

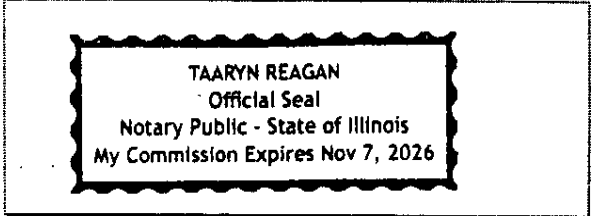
Subscribed and sworn to before me, Name of Notary Public: Taaryn Reagan

By the said (Name of Grantor): Alexander Headd

On this date of: 08 | 18 | 2023

NOTARY SIGNATURE: Taaryn Reagan

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: 08 | 17 | 2023

SIGNATURE: Juan C Zamudio
GRANTEE or AGENT

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

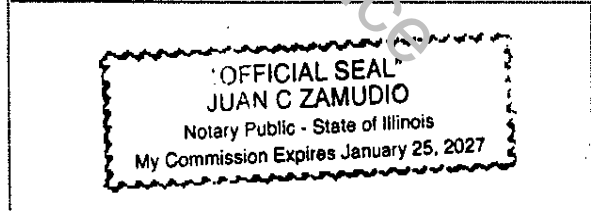
Subscribed and sworn to before me, Name of Notary Public: Juan C Zamudio

By the said (Name of Grantee): Jessica J Martin

On this date of: 08 | 17 | 2023

NOTARY SIGNATURE: Juan C Zamudio

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)**)