

# UNOFFICIAL COPY

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Doc# 2323357017 Fee \$77.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/21/2023 12:28 PM PG: 1 OF 3

*Tax Bills To and:*  
WHEN RECORDED RETURN TO:  
Sidney Thomas & Lillie Mc Clair-Thomas  
17125 SUMMIT AVENUE  
HAZEL CREST, Illinois, 60429

## QUIT CLAIM DEED

THE GRANTOR(S),

- Sidney Thomas a married man,

for and in consideration of: One Dollar (\$10.00) and other good and valuable consideration conveys, releases and quit claims to the GRANTEE(S):

- SINDEY THOMAS and LILLIE McCLAIR-THOMAS, 17125 SUMMIT AVENUE, HAZEL CREST, COOK County, Illinois, 60429,

the following described real estate, situated in 17125 SUMMIT Avenue, Hazel Crest, in the County of Cook, State of Illinois:

(legal description): LOT 6 (EXCEPT THE NORTH 21 FEET THEREOF MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 6) AND LOT 7 (EXCEPT THE SOUTH 5 FEET THEREOF MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 7) IN BLOCK 1 IN E. C. MAHONEY'S TWIN CREEK VILLAGE, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. COMMONLY KNOW AS: 17125 SUMMIT AVENUE, HAZEL CREST, IL 60429

PERMANENT INDEX NO: 28-25-406-025-0000

Grantor grants, 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.

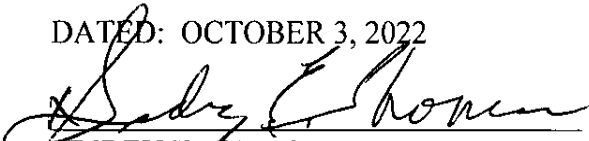
Tax Parcel Number: 28-25-406-025-0000

**PAGE (1 OF 2)**

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**Grantor Signatures:**

DATED: OCTOBER 3, 2022

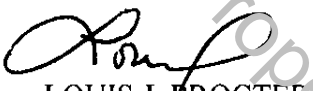
  
\_\_\_\_\_  
SIDNEY THOMAS

STATE OF ILLINOIS,

COUNTY OF COOK, ss:

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
sub par. 5 and Cook County Ord. 93-0-27 par. 4

Date 8-21-23 Sign. 

  
\_\_\_\_\_  
LOUIS J. PROCTER  
Notary Public

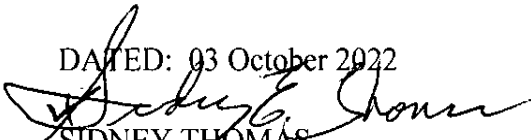
NOTARY REPUBLIC

Title (and Rank)

My commission expires: 12/08/2024



**Grantor Signatures:**

DATED: 03 October 2022

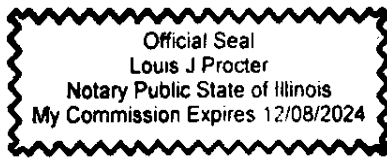
  
\_\_\_\_\_  
SIDNEY THOMAS  
17125 SUMMIT AVENUE  
HAZELL CREST, ILLINOIS 60429

STATE OF: ILLINOIS

COUNTY OF COOK, ss:

REAL ESTATE TRANSFER TAX		21-Aug-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
28-25-406-025-0000	2023071875228	1-927-308-752

  
\_\_\_\_\_  
LOUIS J. PROCTER  
Notary Public



NOTARY

Title (and Rank)

My commission expires: 12/08/2024

(Page 2 of 2)

*Prepared By Louis Procter*

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## STATEMENT BY GRANTOR AND GRANTEE

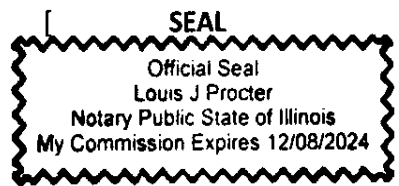
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation Authorized to do business or acquire and hold title to real 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: October 3<sup>rd</sup> 2022

Signature: X *Sidney E. Thomas*  
GRANTOR or AGENT

Subscribed and sworn to before me  
By the said Sidney Thomas  
This 3rd, day of October 2022

Notary Public: X *[Signature]*  
Louis J. Procter



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.

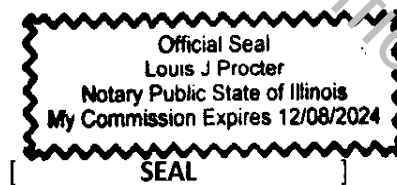
Dated: October 3<sup>rd</sup> 2022

Signature: X *Sidney E. Thomas*  
GRANTEE or AGENT

Signature: X *Lillie McClair Thomas*  
GRANTEE or AGENT

Subscribed and sworn before  
Sidney Thomas & Lillie McClair-Thomas  
This 3rd, day of October 22

Notary Public: X *[Signature]*  
Louis J. Procter



**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.)