

# UNOFFICIAL COPY



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Doc# 2323322012 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/21/2023 10:30 AM PG: 1 OF 4

## QUIT CLAIM DEED

**THE GRANTORS, Debra Floyd and Johnathan P. Walls as the sole managing members of G AND D REAL ESTATE FOLDINGS LLC, an Illinois Limited Liability Company, of 3827 W. 123<sup>rd</sup> St., #102, Alsip, IL 60803, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and QUITCLAIM to Debra Floyd, a single woman, 15329 Chicago Rd., Unit 19, Dolton, IL 60419, all interest in the following real estate situated in Cook County, State of Illinois to wit:**

**See Exhibit A for Legal Description**

Commonly known as: 1539 Chicago Rd., Unit 19, Dolton, IL 60419

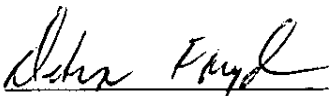
PIN: 29-10-423-041-1019


SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of the execution of this instrument, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 29-10-423-041-1019

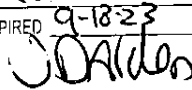
Address(es) of Real Estate: 1539 Chicago Rd., Unit 19, Dolton, IL 60419

Dated this 27 day of July, 2023.

  
Debra Floyd on behalf of G and D  
Real Estate Holdings LLC

  
Johnathan P. Walls on behalf of G and D  
Real Estate Holdings LLC

REAL ESTATE TRANSFER TAX	21-Aug-2023
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

VILLAGE OF DOLTON  
 WATER / REAL PROPERTY TRANSFER TAX No. 26462  
 ADDRESS: 1539 Chicago Rd  
 ISSUE: 8-18-23 EXPIRED: 9-18-23  
 AMT: 50.00  
 TYPE: Quit claim  
  
 VILLAGE COMPTROLLER

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STATE OF ILLINOIS

ss.

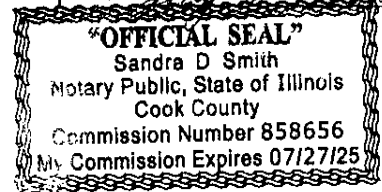
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, do hereby certify that **Debra Floyd** and **Johnathan P. Walls**, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as a 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 27 day of July, 2023.

Sandra D. Smith  
Notary Public

Commission Expires: July 27th 2027



Exempt under Paragraph (e), Section 31-45;  
Illinois Real Estate Transfer Tax Act

7/27/2023 Debra Floyd  
Date Buyer, Seller or Representative

Prepared: Sexauer Law, P.C., 100 N. LaSalle Street, Suite 2200, Chicago, IL 60602

Tax Bills: Debra Floyd, 3827 W. 123<sup>rd</sup> St., #102, Alsip, IL 60803

Mail to: Sexauer Law, P.C., 100 N. LaSalle Street, Suite 2200, Chicago, IL 60602

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## Exhibit A

### Legal Description:

UNIT NUMBER 19 IN THE COACH HOUSE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 9 (EXCEPT THE NORTH 7 FEET THEREOF) AND ALL OF LOTS 10 TO 17, BOTH INCLUSIVE, IN BLOCK 10 IN CALUMET CENTER GARDENS FIRST ADDITION, BEING A SUBDIVISION OF THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE EAST LINE OF THE WEST 80 RODS THEREOF, AND THAT PART OF LOTS 7 AND 8 IN THE SUBDIVISION OF PART OF LOTS 4, 5 AND 6 IN VAN VURREN'S SUBDIVISION LYING EAST OF THE EAST LINE OF SAID WEST 80 RODS, AS SHOWN ON THE PLAT THEREOF RECORDED JULY 27, 1929 AS DOCUMENT 10439573, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 10, 1972 AS DOCUMENT 21897146, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: 1539 Chicago Rd., Unit 19, Dolton, IL 60419

PIN: 29-10-423-041-1019

Property of Cook County Clerk's Office

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## 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 GRANTORS or their agents, affirms that, to the best of their 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 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.

DATE: July 27, 2023

SIGNATURE: *Debra Floyd*  
DEBRA FLOYD, GRANTOR

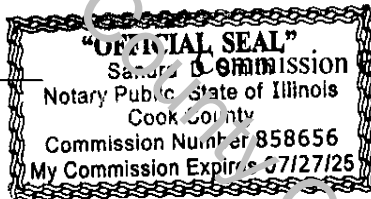
DATE: July 27, 2023

SIGNATURE: *Johnathan P. Walls*  
JOHNATHAN P. WALLS, GRANTOR

### GRANTOR NOTARY SECTION:

Subscribed and sworn to before me by Debra Floyd and Johnathan P. Walls on this date of: July 27<sup>th</sup> 2023

*Sandra D. Smith*  
Notary Public



Expires: July 27<sup>th</sup> 2025

### GRANTEE SECTION:

The GRANTEE or her 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 and hold title to real estate under the laws of the State of Illinois.

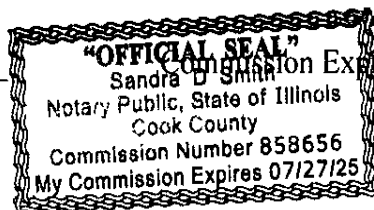
DATE: July 27, 2023

SIGNATURE: *Debra Floyd*  
GRANTEE

### GRANTEE NOTARY SECTION:

Subscribed and sworn to before me by Debra Floyd on this date of: July 27<sup>th</sup> 2023

*Sandra D. Smith*  
Notary Public



Expires: July 27<sup>th</sup> 2025