

23

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AFTER RECORDING RETURN TO:

Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 2301860

Doc# 2324215009 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/30/2023 11:09 AM PG: 1 OF 5

NAME AND ADDRESS OF TAXPAYER:

Tracey D. Drew and Jessica Long
3322 West 86th Street
Chicago, IL 60652

This document prepared by:

Courtney E. Doe, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 19-35-422-006-0000

QUITCLAIM DEED

THIS DEED made and entered into on this 28th day of MARCH, 2023, by and between **Tracey D. Drew, an unmarried person** residing at 3322 West 86th Street, Chicago, IL 60652, hereinafter referred to as Grantor(s) and **Tracey D. Drew, an unmarried person**, residing at 3322 West 86th Street, Chicago, IL 60652, and **Jessica Long, a married woman**, residing at 3522 Boyer Ln. Plano, IL 60545, as **joint tenants with right of survivorship**, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 3322 West 86th Street, Chicago, IL 60652

"Exempt under provision of Paragraph E"

Section 31-45; Real Estate Transfer Tax Act

3-28-2023
Date

Tracey D. Drew
Signature of Buyer, Seller or Representative

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

REAL ESTATE TRANSFER TAX		30-Aug-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

19-35-422-006-0000 | 20230301670853 | 1-333-974-480

REAL ESTATE TRANSFER TAX		29-Aug-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

19-35-422-006-0000 | 20230301670853 | 0-572-577-232
* Total does not include any applicable penalty or interest due.

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TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 28th day of MARCH, 2023.

Tracey D. Drew
Tracey D. Drew

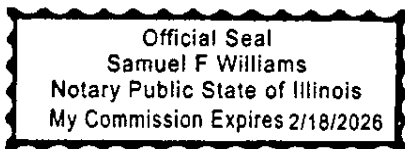
STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me on this 28th day of MARCH, 2023 by Tracey D. Drew.

Samuel F. Williams
(Signature of Notary Public)

Print Name: SAMUEL F. WILLIAMS

My commission expires: 02-18-2026



Property of Cook County Clerk's Office

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EXHIBIT A
LEGAL DESCRIPTION

Lot 43 in Ironwood Subdivision, being a subdivision of part of the South 1/2 of the Southeast 1/4 of Section 35, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel ID Number: 19-35-422-006-0000

Property commonly known as: 3322 West 86th Street, Chicago, IL 60652

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

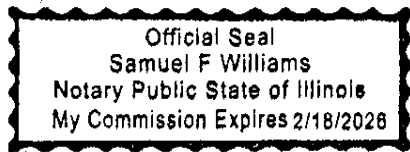
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 3-28-2023, 2023.

Signature: Tracey D. Drew
Grantor, or Agent

Subscribed and sworn to before me by the said TRACEY D. DREW this 28th day of MARCH, 2023.

A.F. Hill
Notary Public
My commission expires: 02-18-2026



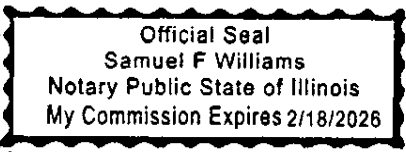
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 3-28-, 2023.

Signature: Jessica Long
Grantee, or Agent

Subscribed and sworn to before me by the said JESSICA LONG this 28th day of MARCH, 2023.

A.F. Hill
Notary Public
My commission expires: 02-18-2026



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.)

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PLAT ACT AFFIDAVIT

State of Pennsylvania

County of Allegheny

Courtney Kern, being duly sworn on oath, states that Tracey D. Drew and Jessica Long

reside at 3322 WEst 86th Street, Chicago, IL 60652. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- ① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 8. Conveyances made to correct descriptions in prior conveyances.
 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Courtney Kern

SUBSCRIBED and SWORN to before me

this 4th day of April, 2023.

Suzanne G Raffle

