

# UNOFFICIAL COPY

Doc#: 2326913029 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/26/2023 09:54 AM Pg: 1 of 5  
Dec ID 20230801613107

AFTER RECORDING RETURN TO:  
Mortgage Connect, LP  
600 Clubhouse Drive  
Moon Township, PA 15108  
File No. 2838538

NAME AND ADDRESS OF TAXPAYER:  
Nwanneka R. Chiadikobi  
552 Marquette Avenue  
Calumet City, IL 60409

This document prepared by:  
Courtney F. Dec, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

Parcel ID No.: 30-07-309-019-0000

## QUITCLAIM DEED

THIS DEED made and entered into on this 14 day of Aug, 2023, by and between **Nwanneka R. Chiadikobi F/K/A Nwanneka R. Ozoh, an unmarried person**, residing at 552 Marquette Avenue, Calumet City, IL 60409, hereinafter referred to as Grantor(s) and **Nwanneka R. Chiadikobi, an unmarried person**, residing at 552 Marquette Avenue, Calumet City, IL 60409, 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.

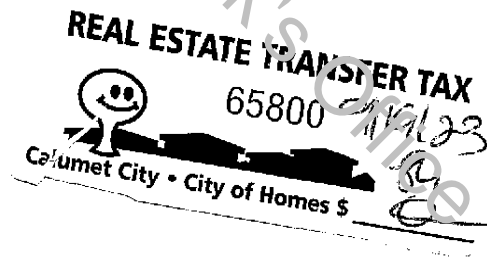
Property commonly known as: 552 Marquette Avenue, Calumet City, IL 60409

"Exempt under provision of Paragraph E"

Section 31-45; Real Estate Transfer Tax Act

8/28/23  
Date

Courtney Kern  
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.

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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 19 day of Aug, 2023.

Nef- F/K/A Nwanneka R. Ozoh  
Nwanneka R. Chiadikobi F/K/A Nwanneka R. Ozoh

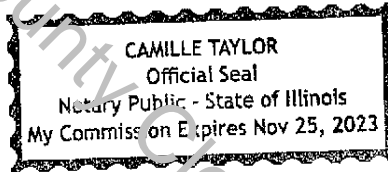
STATE OF IL  
COUNTY OF Cook

This instrument was acknowledged before me on this 19 day of Aug, 2023 by Nwanneka R. Chiadikobi F/K/A Nwanneka R. Ozoh.

Camille Taylor  
(Signature of Notary Public)

Print Name: Camille Taylor

My commission expires: 11-25-23



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 Aug 19, 2023.

Signature: [Signature] F/K/A Nwanneka R. Ozoh  
Grantor, or Agent

Subscribed and sworn to before me by the said Nwanneka R. Ozoh this 19 day of Aug, 2023.

[Signature]  
Notary Public  
My commission expires: 11-25-23



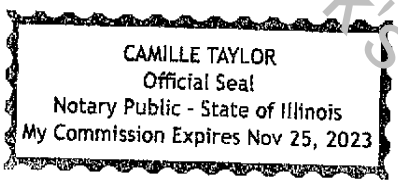
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Aug 19, 2023.

Signature: [Signature]  
Grantee, or Agent

Subscribed and sworn to before me by the said Nwanneka R. Chikobi this 19 day of Aug, 2023.

[Signature]  
Notary Public  
My commission expires: 11-25-23



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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## EXHIBIT A LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of COOK, State of IL, and is described as follows:

LOT 14 IN BLOCK 6 IN FORD CALUMET CENTER SUBDIVISION OF THE WEST 1376.16 FEET OF THE NORTH 1/2 OF SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Being the same property as conveyed from Robert M. Ricken and Mary E. Ricken, his wife to Nwanneka R. Ozoh as set forth in Deed Instrument #0400514012 dated 10/28/2003, recorded 01/05/2004, COOK County, ILLINOIS.

Parcel ID Number: 30-07-309-019-0000

Property commonly known as: 552 Marquette Avenue, Calumet City, IL 60409

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## PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

Monika B. Chiodukch being duly sworn on oath, states that she resides at 550 Marguerite Ave Calumet That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons: IL 60409

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. 80-516, 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.

[Signature]

SUBSCRIBED and SWORN to before me

this 17 day of August, 2023.

[Signature]

