



2327522026D

Doc# 2327522026 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/02/2023 12:56 PM PG: 1 OF 6

File No: 30312503

Prepared by: Sarah Cordell, Esq., Cordell Law LLC, Illinois Bar No. 6305565, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108



Declaration ID: 20230701670954

Mail Tax Statements To: LA SHAWN MOORE: 12550 Maple Ave, Blue Island, IL 60406

Parcel Number: 24-25-418-028-0000

QUITCLAIM DEED

JOHN BROWN, whose mailing address is **4035 W 127th St, APT 1W, ALSIP, IL 60803**, and **LA SHAWN MOORE**, whose mailing address is **12550 Maple Ave, Blue Island, IL 60406**, a formerly married couple who are now divorced and not since remarried pursuant to the Judgment of Dissolution of Marriage filed in the Circuit Court of Cook County, Illinois, Domestic Relations Division, Case No 2023 D 001538, ("Grantor"), for and in consideration of \$171,787.00 (One Hundred Seventy One Thousand Seven Hundred Eighty Seven Dollars and Zero Cents) as the mortgage balance assumed, receipt of which is hereby acknowledged, conveys and quitclaims to **LA SHAWN MOORE**, unmarried, ("Grantee"), whose tax mailing address is **12550 Maple Ave, Blue Island, IL 60406**, with quitclaim covenants, the following described real estate:

REAL ESTATE TRANSFER TAX		02-Oct-2023	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
24-25-418-028-0000		20230701670954 1-059-611-600	

UNOFFICIAL COPY

The following described property:

THE NORTH 39 FEET OF LOT 9 (EXCEPT THE WEST 8 FEET THEREOF RESERVED FOR AN ALLEY) IN REXFORD AND MASSEY'S ADDITION TO BLUE ISLAND, A SUBDIVISION OF THE EAST 10 ACRES OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Assessor's Parcel No: 24-25-418-028-0000

Commonly known as: 12550 Maple Ave, Blue Island, IL 60406

Prior deed recorded at Instrument No. 1726304089

[Except] that certain mortgage (or Deed of Trust) recorded as Reception/ Instrument Number 19290491111 in the records of the Office of the Clerk and Recorder of the County of Cook, State of Illinois, and which evidences the indebtedness which Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay. And for the same consideration, Grantees hereby assume the obligations of the Veteran-maker(s), under the terms of the instruments creating the loan to indemnify the Department of Veteran Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veteran Affairs is under the authority of Chapter 37, Title 38, of the United States Code, and supercedes any state or local law barring or limited deficiencies following foreclosure of real property.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

UNOFFICIAL COPY

Executed by the undersigned on July 21, 2023:

John Brown
JOHN BROWN

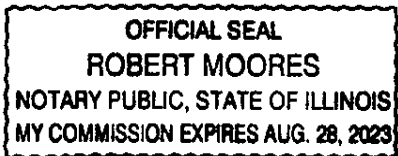
La Shawn Moore
LA SHAWN MOORE

STATE OF IL
COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **JOHN BROWN** and **LA SHAWN MOORE**, personally known to me, or has produced Drivers License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 21 day of July, 2023.

Robert Moore
Notary Public Robert Moore



Cook County Clerk's Office

UNOFFICIAL COPY

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

Date: 7-21-23

LaShawn Moore
Buyer, Seller or Representative

John Brown

Property of Cook County Clerk's Office

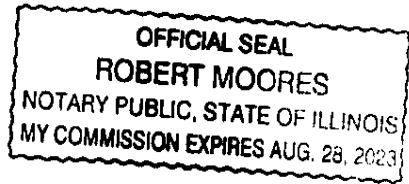
UNOFFICIAL COPY

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 land trust is either a natural person, and 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 July 21, 2023

John Brown
Signature of Grantor or Agent



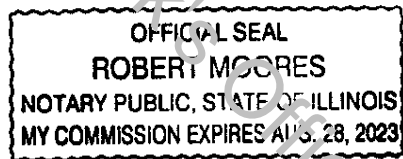
Subscribed and sworn to before
Me by the said John Brown
this 21 day of July,
2023.

NOTARY PUBLIC Robert Moores

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 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 21, 2023

L Shon Moore
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said L Shon Moore
This 21 day of July,
2023.

NOTARY PUBLIC Robert Moores

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

UNOFFICIAL COPY

Plat Act Affidavit

STATE OF IL)
) SS
COUNTY OF Cook)

DOCUMENT NUMBER _____

I, (Name) Lashawn Moore & John Brown, being duly sworn on oath, state that I/We own or are acting as the attorney in fact on behalf of the owner and state that this property 12550 Maple Ave, Blue Island, IL 60406, and the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by railroad or other public utility which does not involve any new streets or easements of access;
6. 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;
7. Conveyance made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land 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.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the recording of a Deed in the Cook COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

SUBSCRIBED and SWORN to before me this 21 day of July, 2023
Lashawn Moore & John Brown
(Signature)

NOTARY: Robert Moore
(seal)

