

# UNOFFICIAL COPY

Doc#: 2327855123 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/05/2023 11:34 AM Pg: 1 of 4

This document prepared by (and after recording return to):

Name: Frank Marco  
Firm/Co.: Marco, McGuire & Arreola, LLC  
Address: 3447 N. Lincoln Ave.  
City, State, Zip: Chicago, Illinois, 60657  
Phone # 773-697-4212

Dec ID 20230801698746  
ST/CO Stamp 0-353-833-936

FIDELITY NATIONAL TITLE  
OC23016060

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**12-25-311-028-0000**

(Parcel Identification Number)

## QUITCLAIM DEED

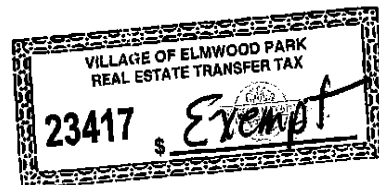
KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **ERIC M. DEAN and JUDY A. DEAN, HUSBAND AND WIFE, IN JOINT TENANCY**, "Grantors", does hereby convey and quitclaim unto **ERIC AXEL DEAN and KELLY M. DEAN, husband and wife as tenants by the entirety**, "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

**LOT 17 IN BLOCK 45 IN WESTWOOD BEING MILLS AND SONS' SUBDIVISION IN THE WEST 1/2 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**P.I.N. 12-25-311-028-0000**

**REAL ESTATE ADDRESS: 7736 WESTWOOD DRIVE, ELMWOOD PARK, ILLINOIS, 60707-1835**



# UNOFFICIAL COPY

IN WITNESS WHEREOF, this deed was executed by the undersigned on this the 16<sup>th</sup> day of August, 2023.

ERIC M. DEAN

By: *Eric M Dean*

Print Name: ERIC M DEAN

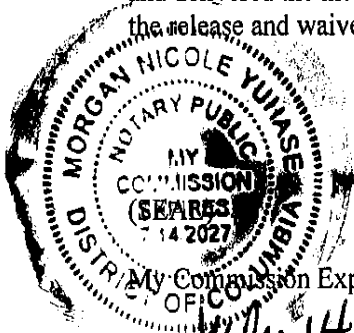
JUDY A. DEAN

By: *Judy A Dean*

Print Name: JUDY A DEAN

STATE OF District of Columbia  
COUNTY OF Washington

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **ERIC M. DEAN and JUDY A. DEAN**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



*Morgan Yuhase*  
Notary Public

Printed Name: Morgan Yuhase

My Commission Expires: July 14, 2027

COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER ACT.

DATE: August 29, 2023

*Judy A*  
Buyer, Seller or Representative

Grantor(s) Name, Address, phone:  
**ERIC M. DEAN and JUDY A. DEAN**  
7736 Westwood Drive, Elmwood Park, IL 60707

Grantee(s) Name, Address, phone:  
**ERIC M. DEAN and JUDY A. DEAN**  
7736 Westwood Drive, Elmwood Park, IL 60707

SEND TAX STATEMENTS TO GRANTEE

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent 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 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

**GRANTOR OR AGENT:**

Crystal Walker  
Signature

Crystal Walker  
Print Name



Subscribed and sworn to before me this 4 of October, 2023

M. Mollough  
Notary Public

The grantee or their 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

**GRANTEE OR AGENT:**

Crystal Walker  
Signature

Crystal Walker  
Print Name



Subscribed and sworn to before me this 4 of October, 2023

M. Mollough  
Notary Public

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.]

# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

04-Oct-2023



<b>COUNTY:</b>	0.00
<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>	0.00

12-25-311-028-0000

| 20230801698746 | 0-363-833-936

Property of Cook County Clerk's Office