



2329315025D

Doc# 2329315025 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/20/2023 11:00 AM PG: 1 OF 4

PREPARED BY:
Richard Velázquez
Georges & Synowiecki Ltd.
20 S. Clark St., Ste. 400
Chicago, Illinois 60603

QUIT CLAIM DEED

THIS AGREEMENT is made this 30th day of August of 2022, between LINDA GRACE, a single woman, with an address of 7110 S. Lowe Ave., Chicago, IL 60621, and sole owner and grantor of the following described real estate by virtue of the death of Joint Tenant Walter A. Nelson ("GRANTOR") and, LINDA GRACE, a single woman with an address of 7110 S. Lowe Ave., Chicago, IL 60621, and DION GRACE and LAVENIA R. TERRY, husband and wife with an address of 459 Mackinaw Street, Calumet City, Illinois ("GRANTEES"). Linda Grace, and Dion Grace and Lavenia R. Terry shall hold title to the following described real estate as Joint Tenants until the passing of Linda Grace, at which time, should Dion Grace and Lavenia R. Terry both survive Linda Grace and remain married, the tenancy shall automatically convert to Tenants by the Entirety.

WITNESSETH: The GRANTOR in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00), receipt whereof is hereby acknowledged, does hereby convey, by way of Quitclaim Deed, unto the GRANTEES, in fee simple, the following described real estate in the County of Cook, State of Illinois, to wit:

Legal Description:

THE NORTH 1/2 OF LOT 43 AND ALL OF LOT 44 IN BLOCK 1 IN FARMLY'S NORMAL PARK ADDITION IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN 20-28-102-021-0000

COMMONLY KNOWN AS: 7110 S. Lowe Ave., Chicago, IL 60621

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes, if any.

**EXEMPT

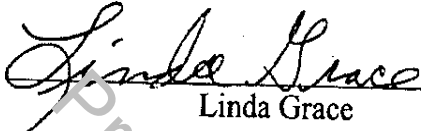
Under provisions of Paragraph E of Section 31-45 of the Real Estate Transfer Tax Law, 35 ILCS 200/31-1, et seq., of the Property Tax Code, 35 ILCS 200/1-1, et seq.

Date: 8-30-22
Linda Grace
Buyer / Seller Representative

UNOFFICIAL COPY

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand and seal the day and year first above written.


GRANTOR


Linda Grace

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 **LINDA GRACE** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged she signed, sealed and delivered said instrument, as her free and voluntary act, in furtherance of the uses and purposes therein set forth.


Given under my hand and official seal, this 30th day of August 2022.


Notary Public





AFTER RECORDING MAIL TO:
Linda Grace
7110 S. Lowe Ave.
Chicago, IL 60621

SEND SUBSEQUENT TAX BILLS TO:
Linda Grace
7110 S. Lowe Ave.
Chicago, IL 60621

REAL ESTATE TRANSFER TAX	20-Oct-2023
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00

20-28-102-021-0000 | 20231001652485 | 1-898-568-656

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	20-Oct-2023
 	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

20-28-102-021-0000 | 20231001652485 | 0-659-020-752

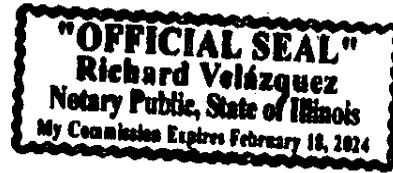
UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor, or her agents, affirm, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are 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: 8-30-22 Signature: Linda Grace
Linda Grace, Grantor

Subscribed and sworn to before me by the said Grantors this 30th day of August of 2022



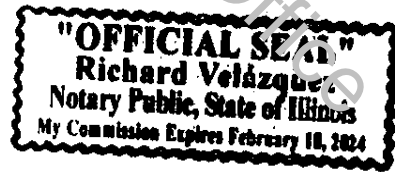
Notary Public: Richard Velázquez

The grantees, or their agent, affirm, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are 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: 8-30-22 Signature: Dion Grace
Dion Grace, Grantee

Dated: 8-30-22 Signature: Lavenia R. Terry
Lavenia R. Terry, Grantee

Subscribed and sworn to before me by the said Grantees this 30th day of August of 2022



Notary Public: Richard Velázquez

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

AFFIDAVIT FOR CLERK'S LABELING OF SIGNATURES AS COPIES
REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

UNOFFICIAL COPY

I Richard Velazquez, being duly sworn, state that I have access to the copies of the attached
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

Quit Claim Deed for 7110 S. Lowe Ave. PIN: 20-28-102-021-0000
(print document types on the above line)
and corresponding Statement of Grantor/Grantee
which were originally executed by the following parties whose names are listed below:

Linda Grace
(print name(s) of executor/grantor)

Linda Grace,
Dion Grace and Lavenia R. Terry
(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

attorney; agent
(print your relationship to the document(s) on the above line)

OATH REGARDING ORIGINAL

I state under oath that the original of this document is now **LOST** or **NOT IN POSSESSION** of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was **NOT INTENTIONALLY** destroyed, or in any manner **DISPOSED OF** for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

Richard Velazquez
Affiant's Signature Above

IL ARDC # 6279477

Oct. 17, 2023
Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

October 17, 2023
Date Document Subscribed & Sworn Before Me

Courtney Hughes
Signature of Notary Public



SPECIAL NOTE: This is a courtesy form from the Cook County Clerk's Office, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and **NOT** the coverage page. However, this affidavit is **NOT** required to be recorded, only presented to the Clerk's Office as the necessary proof required before the recorder may record such a document. Finally, the recorded document **WILL** be stamped/labeled as a copy by the Clerk's Office prior to its recording.