

UNOFFICIAL COPY

QUIT CLAIM DEED Illinois Statutory

MAIL TO:

MST LAW

2040 N HARLEM AVE

ELMWOOD PARK, IL 60707

NAME AND ADDRESS OF
TAXPAYER:

James Lauderdale

50 W Sweetwater Way

Farmington, AR 72730

Doc#. 2329647160 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 10/23/2023 11:57 AM Pg: 1 of 7

Dec ID 20231001652398

RECORDER'S STAMP

THE GRANTOR(S) James Lauderdale, a married man, of Farmington, Arkansas. Sommer Lauderdale, a single woman, of Maywood, Illinois, and Teragus Lauderdale, a single man, of Maywood, Illinois, together constituting all the heirs of the Estate of James W. Lauderdale Sr., for and in consideration TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) AND QUIT CLAIM(S) to James Lauderdale, a married man, of Farmington, Arkansas, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Legal Description: See Attached Legal Description

Permanent Index Number(s): 15-15-203-017-0000

Property Address: 1022 S 13th Ave, Maywood, IL 60153

TO HAVE AND TO HOLD said premises forever. The grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

This is not homestead property to any of the Grantors.

[NOTARIZED SIGNATURE ATTACHED]

James Lauderdale

[NOTARIZED SIGNATURE ATTACHED]

Sommer Lauderdale

[NOTARIZED SIGNATURE ATTACHED]

Teragus Lauderdale

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH
(8), SECTION (6) OF THE VILLAGE OF
MAYWOOD REAL ESTATE TRANSFER TAX ORDINANCE.

Louis Mader
AUTHORIZED SIGNATURE

10-19-2023
DATE

UNOFFICIAL COPY

**Signatures of Heirs and Legatees of the Estate of James W. Lauderdale Sr.
For Quit Claim Deed of 1022 S 13th Ave, Maywood, IL 60153
to James Lauderdale**

Dated: 9/18, 2023

Teragus Lauderdale
Teragus Lauderdale

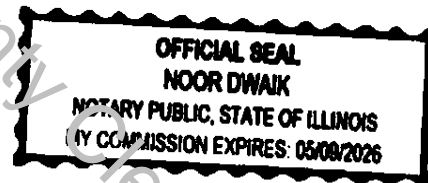
STATE OF Illinois)

County of Cook)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT Teragus Lauderdale, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the said instrument as their/his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

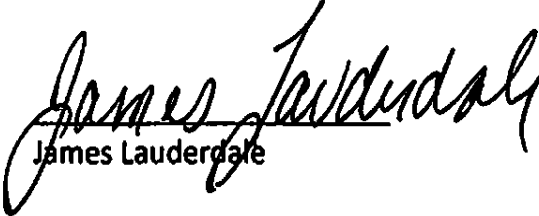
Given under my hand and notarial seal, this 18 day of September, 2023.

[Signature]
Notary Public



UNOFFICIAL COPY

**Signatures of Heirs and Legatees of the Estate of James W. Lauderdale Sr.
For Quit Claim Deed of 1022 S 13th Ave, Maywood, IL 60153
to James Lauderdale**

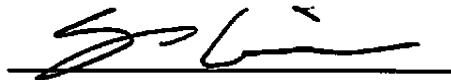
Dated: Sept 5, 20 23 
James Lauderdale

STATE OF Arkansas)

County of Washington)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT James Lauderdale, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the said instrument as their/his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 5th day of September, 20 23.


Notary Public

SHERRY GARRISON NOTARY PUBLIC WASHINGTON COUNTY, ARKANSAS COMMISSION EXPIRES 01/03/2030 COMMISSION #12709705
--

UNOFFICIAL COPY

**Signatures of Heirs and Legatees of the Estate of James W. Lauderdale Sr.
For Quit Claim Deed of 1022 S 13th Ave, Maywood, IL 60153
to James Lauderdale**

Dated: 9-18, 2023



Sommer Lauderdale

STATE OF Illinois)

County of Cook)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT Sommer Lauderdale, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the said instrument as their/his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 18 day of September, 2023.


Notary Public



UNOFFICIAL COPY

NAME AND ADDRESS OF PREPARER:

Amro Shamaileh
Mohammed, Shamaileh & Tabahi, LLC
2040 N Harlem Avenue
Elmwood Park, IL 60707-3119
847-916-7800
847-916-7899 fax

COUNTY-ILLINOIS TRANSFER STAMPS:

EXEMPT UNDER PROVISIONS OF
PARAGRAPH E, SECTION 31-45, REAL
ESTATE TRANSFER TAX LAW.

DATE: Sept 5, 2023

James Javudaly
Buyer, Seller or Representative

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

Lot 72 of Cummings and Foreman Real Estate Corporation Madison Street and 17th Avenue Subdivision in the Northeast 1/4 of Section 15, Township 39 North, Range 22, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number(s): 15-15-203-017-0000

Property Address: 1022 S 13th Ave, Maywood, IL 60153

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 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 10/10/23


Signature: 

Grantor or Agent

Subscribed and sworn to before me

by the said Grantor

dated 10/10/23

Notary Public 

OFFICIAL SEAL
NOOR DWAIK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 05/09/2026

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 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 10/10/23

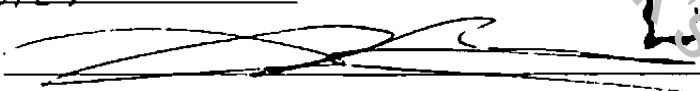
Signature: 

Grantee or Agent

Subscribed and sworn to before me

by the said Grantee

dated 10/10/23

Notary Public 

OFFICIAL SEAL
NOOR DWAIK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 05/09/2026

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.