

# UNOFFICIAL COPY

## QUIT CLAIM DEED

### Mail Document to:

Benji Valentine  
14201 S Tracy Ave  
Riverdale, IL 60827

\*Margee

### Mail Tax Bill to:

Benji Valentine  
14201 S Tracy Ave  
Riverdale, IL 60827

\*Margee

Doc#: 2331113192 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/07/2023 12:29 PM Pg: 1 of 3

Dec ID 20231001663812  
ST/CO Stamp 0-255-502-288  
City Stamp 0-730-179-536

The above space for recorder's use only

THE GRANTOR(S), **Austin Sims**, a single person, of the City of Chicago, County of Cook and State of Illinois and in consideration of the sum of Ten and no/100ths Dollars (\$10.00), and other good and valuable considerations, in hand paid, Convey(s) and Quit Claims(s) to **Benji Margee Valentine**, of the Village of Riverdale, Illinois all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED

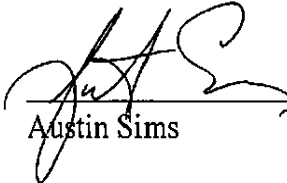
Pin No.: 16-15-108-002-0000

Property Address: 4751 W. Adams Street, Chicago, IL 60644

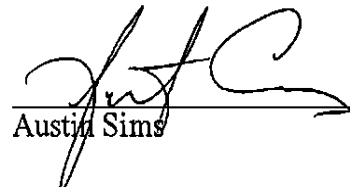
SUBJECT TO: General real estate taxes; covenants, conditions and restrictions of record.

In Witness Whereof, the grantor(s) aforesaid has hereunto set her hand(s) and seal(s)

this 27<sup>th</sup> day of October 2023.

  
Austin Sims

Hereby releasing and waiving all right under and by virtue of the Homestead Exemptions Laws of the State of Illinois. *THIS IS NOT HOMESTEAD PROPERTY.*  
EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E, SECTION 31-45, REAL ESTATE TRANSFER TAX LAW.

  
Austin Sims Date: October 27<sup>th</sup>, 2023.

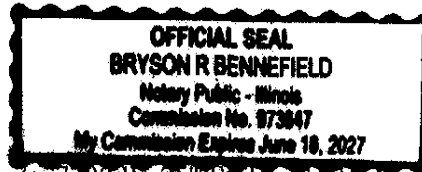
# UNOFFICIAL COPY

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 **Austin Sims, a single person,** , personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 27<sup>th</sup> day of October, 2023.

SUBSCRIBED AND SWORN TO BEFORE me this 27<sup>th</sup> day of October, 2023.

  
\_\_\_\_\_  
NOTARY PUBLIC



This instrument prepared by: Leonard B Cannata, 7300 W. 25<sup>th</sup> St, Box 1601, North Riverside, IL 60546

**LEGAL DESCRIPTION:**

LOT 21 IN BLOCK 6 IN HOBART'S SUBDIVISION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin No.: 16-15-108-002-0000

Property Address: 4751 W. Adams Street, Chicago, IL 60644

Property of Cook County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §65 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

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 (ABI) 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 another 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.

DATED: 10 | 27 | 2023

SIGNATURE: [Signature]  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

Bryson Bennefield

By the said (Name of Grantor): Austin Sims

AFFIX NOTARY STAMP BELOW

On this date of: 10 | 27 | 2023

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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.

DATED: 10 | 27 | 2023

SIGNATURE: [Signature]  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

Bryson Bennefield

By the said (Name of Grantee): Benji Marjee Valentine

AFFIX NOTARY STAMP BELOW

On this date of: 10 | 27 | 2023

NOTARY SIGNATURE: [Signature]



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)