

# UNOFFICIAL COPY

Doc#. 2332106451 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/17/2023 12:50 PM Pg: 1 of 4  
Dec ID 20230901627314

AFTER RECORDING RETURN TO:  
Vylla Title, LLC  
6200 Tennyson Pkwy  
Suite 110  
Plano, TX 75024  
File No. 101-10508976

NAME AND ADDRESS OF TAXPAYER:  
Jeanette Hudlun  
3611 213th Street  
Matteson, IL 60443

This document prepared by:  
Courtney E. Dec, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

Parcel ID No.: 31-23-302-021-0000

## QUITCLAIM DEED

THIS DEED made and entered into on this 26 day of Aug, 2023, by and between **Jeanette Hudlun, an unmarried woman, who acquired title as a married woman**, residing at 3611 213th Street, Matteson, IL 60443, hereinafter referred to as Grantor(s) and **Jeanette Hudlun, an unmarried woman**, residing at 3611 213th Street, Matteson, IL 60443, hereinafter referred to as Grantee(s). JEANNETTE JA

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 3611 213th Street, Matteson, IL 60443

"Exempt under provision of Paragraph E"

Section 31-45; Real Estate Transfer Tax Act

Aug 26, 2023  
Date

Jeanette Hudlun  
Signature of Buyer, Seller or Representative

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

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TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 26<sup>th</sup> day of Aug, 2023

Jeanette Hudlun  
# Jeanette Hudlun  
Jeanette

STATE OF Illinois  
COUNTY OF Cook

This instrument was acknowledged before me on this 26<sup>th</sup> day of Aug, 2023 by Jeanette  
Hudlun. SP

Stella Parhas  
(Signature of Notary Public)

Print Name: Stella Parhas

My commission expires: Dec. 20, 2026



Notary Public for Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

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 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 Aug 26, 2023

Signature: Jeannette Hudlon  
Grantor, or Agent

STATE: IL COUNTY: COOK  
Subscribed and sworn to before me by the said Jeannette Hudlon this 26<sup>th</sup> day of Aug, 2023

Stella Parhas  
Notary Public Stella Parhas  
My commission expires: Dec 20, 2026



The Grantee or her/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 Aug 26, 2023

Signature: Jeannette Hudlon  
Grantee, or Agent

STATE: IL COUNTY: COOK  
Subscribed and sworn to before me by the said Jeannette Hudlon this 26 day of Aug, 2023

Stella Parhas  
Notary Public Stella Parhas  
My commission expires: Dec 20, 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 ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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## EXHIBIT A LEGAL DESCRIPTION

The following described real estate situated in the County of Cook, State of Illinois, to wit:

Lot 2 in Phillip Subdivision, being a subdivision the East 331 feet of Lot 22 (Except the North 33 feet) in the division of Parts of Section 23, Township 35 North, Range 13 East of the Third Principal Meridian, according to the Plat Recorded December 29, 1904 as Document 3638070, and Amended with plat recorded as Document 11626472 on July 2, 1956, in Cook County, Illinois.

Parcel ID Number: 31-23-302-021-0000

Property commonly known as: 3611 213th Street, Matteson, IL 60443

Property of Cook County Clerk's Office