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Doc#: 2334713350 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/13/2023 10:34 AM Pg: 1 of 4

ILLINOIS QUIT CLAIM DEED

Dec ID 20231201692859

Prepared By:
Law Office of Theodore London

c/o Theodore London
1718 East 87th Street 60617

Send Future Tax Bills to:

CHERRY WALCOTT
1815 Michigan Avenue
Naperville, Illinois 60563

STATE OF ILLINOIS)
)
COUNTY COOK)

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, I

Name: Estate of Thelma Lee Eagens
City/State/Zip: 2115 South 7th Ave
Maywood, Illinois 60153

Cherry Walcott, not personally but as the Affiant Heir of **The Estate of Thelma Lee Eagens**, deceased, by virtue of an Order Declaring Heirship, issued to him by the Probate Court of Cook County, State of Illinois, in **Case No. 2023P006642** hereinafter referred to as "Grantor(s)", does hereby convey and quitclaim unto, **Cherry Walcott** whose mailing address is **1815 Michigan Avenue, Naperville Illinois 60563** and **Rheadie Eagens Jr.** whose mailing address is **2610 Gloss Avenue, Bellwood Illinois 60104** as joint tenants with rights of survivorship, as to 100% interest, all right, title and interest in the following described real estate, lying and being situated in COOK County, state of ILLINOIS to-wit:

Property Identification Number: 15-14-326-007-0000

Property Address: 2115 South 7th Avenue
Maywood, Illinois 60153

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH
(7), SECTION (4) OF THE VILLAGE OF
MAYWOOD REAL ESTATE TRANSFER TAX ORDINANCE.

Parika Skupper
AUTHORIZED SIGNATURE

12/7/2023
DATE

ILLINOIS Quit Claim Deed

Prepared by: The Law office of Theodore London & Associates, Chicago, IL. 60617

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☐ Legal Description:

THE SOUTH HALF OF THE SOUTH HALF (EXCEPT THAT PART IF ANY IN THE NORTH 30 FEET OF THE SOUTH 60 FEET) OF LOT 132 IN FRANK C. WOODS ADDITION TO MAYWOOD, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTH WEST QUARTER OF SECTION 14 TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LESS AND EXCEPT all oil, gas, and minerals, on and under the above-described property owned by Grantor, if any, which are reserved by Grantor.

This conveyance is **SUBJECT** to all easements, roadways, servitudes, restrictive covenants and oil, gas and other mineral reservations, exceptions, conveyances, and leases of record or obvious on reasonable inspection of the subject property.

Ad valorem taxes as of the date of sale have been prorated between Grantor and Grantees and are assumed by Grantees herein.

Date: September 21, 2023

Cherry Walcott
Signature

Cherry Walcott
Type or Print Name

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STATE OF ILLINOIS }
 }
 COUNTY OF COOK }

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that **Cherry Walcott** personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that she signed, sealed, and delivered the 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 21st day of September 2023



Notary Public: [Signature]
 My Commission Expires: 03/28/2025

**Exempt under provision of Paragraph E, Section 31-45
 Real Estate Transfer Act**

9/21/23
 Date

[Signature]
 Buyer, Seller, Representative

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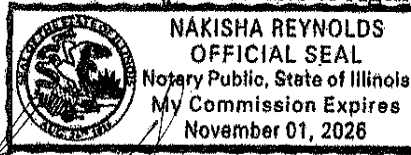
STATEMENT BY GRANTOR AND GRANTEE

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 9/21/23

Signature: *Nakisha Reynolds*
Grantor or Agent

Subscribed and sworn to before me
by the said AGENT
dated 9/21/23



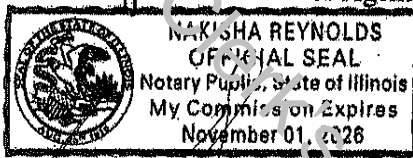
Notary Public *Nakisha Reynolds*

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 9/21/23

Signature: *Nakisha Reynolds*
Grantee or Agent

Subscribed and sworn to before me
by the said AGENT
dated 9/21/23



Notary Public *Nakisha Reynolds*

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.