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Doc#: 2334713433 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/13/2023 03:07 PM Pg: 1 of 4

AFTER RECORDING RETURN TO:
GODEEDS, INC.

Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 560658442-75168705

Dec ID 20231201693486

Name & Address of Preparer:
Courtney Elizabeth Dec, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3021

Name & Address of Taxpayer:
Charleen Crump-Mills and Charles Emmanuel Mills
17961 Lavergne Avenue
Country Club Hills, IL 60478

Parcel ID No.: 28-33-406-018-0000

QUIT CLAIM DEED

THIS DEED made and entered into on this 1st day of JULY, 2023, by and between **Charles Mills and Charleen Mills, husband and wife, as tenants by the entirety**, a mailing address of 17961 Lavergne Avenue, Country Club Hills, IL 60478, hereinafter referred to as Grantor(s) and **Charleen Crump-Mills and Charles Emmanuel Mills, AS TRUSTEES OF THE MILLS FAMILY TRUST FOR CHARLES AND CHARLEEN, DATED 07-01-2023, AND ANY AMENDMENTS THERETO**, a mailing address of 17961 Lavergne Avenue, Country Club Hills, IL 60478, hereinafter referred to as Grantee(s).

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, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, ILLINOIS:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 17961 Lavergne Avenue, Country Club Hills, IL 60478

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

Prior instrument reference: Document Number: 1925549030, Recorded: 09/12/2019

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.



CITY OF COUNTRY CLUB HILLS
EXEMPT
REAL ESTATE TRANSFER STAMP

17961 LAVERGNE
P.B. 11/22/23

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AFFIX TRANSFER TAX STAMP

OR

"Exempt under provisions of Paragraph e"
Section 31-45; Real Estate Transfer Tax Act

10/13/23
Date

[Signature]
Signature of Buyer, Seller or Representative

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 1 day of July, 2023.

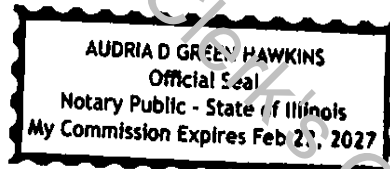
[Signature]
Charles Mills

[Signature]
Charleen Mills

STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me on 1 day of July, 2023 by Charles Mills and Charleen Mills.

[Signature]
Notary Public
My commission expires: 2/22/2027



UNOFFICIAL COPY OF COOK COUNTY CLERK'S OFFICE

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STATEMENT BY GRANTOR AND GRANTEE

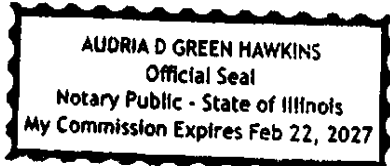
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 July 1, 2023.

Signature: Charleen Mills Charles Mills
Grantor, or Agent

Subscribed and sworn to before me by Charleen Mills Charles Mills as the said Grantor or Agent, this 1st day of July, 2023.

Audra Hawkins
Notary Public
My commission expires: 2/22/2027



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 July 1, 2023.

Signature: Charleen Crump-Mills Charles Emmanuel Mills
Grantee, or Agent

Subscribed and sworn to before me by Charleen Crump-Mills Charles Emmanuel Mills as the said Grantee or Agent, this 1st day of July, 2023.

Audra Hawkins
Notary Public
My commission expires: 2/22/2027



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 in the State of Illinois to wit:

LOT 151 IN WOODLAND HILLS UNIT 3, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

APN: 28-33-406-018-0000

PROPERTY COMMONLY KNOWN AS: 17961 Lavergne Avenue, Country Club Hills, IL 60478

Property of Cook County Clerk's Office