

UNOFFICIAL COPY

Doc#. 2335313139 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/19/2023 10:10 AM Pg: 1 of 3

Quit Claim Deed

Statutory (ILLINOIS)

FIRST AMERICAN TITLE
FILE # 3172217

Dec ID 20231201693129
ST/CO Stamp 1-826-263-088
City Stamp 0-054-546-480

Accommodation recording only;
document not reviewed and
no insurance provided

Above Space for Recorder's Use Only

THE GRANTOR(S) Loretta L. Pearson, a widowed women and Dana L. Pearson-Timmins, an unmarried women, of the City of Chicago, County of Cook, State of IL for the consideration of (\$10.00) TEN DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **QUIT CLAIMS** to:

Loretta L Pearson and Dana L Pearson-Timmins, of 3229 W McLean Ave. Chicago IL 60647, not as Tenants by the Entirety or Joint Tenants, but as Tenants in Commons, all interest in the following described Real Estate situated in Cook County, Illinois,

legally described as:

LOT 30 IN BLOCK 1 IN OVITT'S RESUBDIVISION OF BLOCK 12 OF SHIPMAN, BILL AND MERRILLS' SUBDIVISION OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number (PIN): 13-35-236-007-0000
Address: 3229 W McLean Ave Chicago IL 60647

Dated this 13th day of DECEMBER, 2023

PLEASE
PRINT OR
TYPE NAMES
BELOW
SIGNATURE(S)

Loretta L. Pearson (SEAL)
LORETTA L. PEARSON

Dana L. Pearson-Timmins (SEAL)
DANA L. PEARSON-TIMMINS

____ (SEAL) _____ (SEAL)


Exempt under provision of
Paragraph 6, Section 31-45
Property Tax Code.

12/19/23 Sum manually assigned
Date Buyer, Seller or Representative

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State of Illinois, County of MCHENRY, I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DOES HEREBY CERTIFY that LORETTA L. PEARSON, personally known to me to be the same person(s) whose name(s) 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 official seal, this 14th DAY OF DECEMBER, 2023

Commission expires  _____
NOTARY PUBLIC

State of Illinois, County of MCHENRY, I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DOES HEREBY CERTIFY that DANA L PEARSON-TIMMINS, personally known to me to be the same person(s) whose name(s) 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 official seal, this 14th DAY OF DECEMBER, 2023

Commission expires  _____
NOTARY PUBLIC

This instrument was prepared by :
STEVEN ENGLISH, 20 N. WALKUP AVENUE, CRYSTAL LAKE, ILLINOIS 60014

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

<u>Steve English</u>	<u>Loretta L Pearson and Dana L Pearson-Timmins</u>
<u>20 N. Walkup Ave.</u>	<u>3229 W McLean Ave</u>
<u>Crystal Lake, IL 60014</u>	<u>Chicago IL 60647</u>

Recorder's Office Box No. _____

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 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: 12 | 19 | 20

SIGNATURE: *Loretta L. Pearson*
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:

By the said (Name of Grantor): *Loretta L. Pearson*

On this date of: 12 | 19 | 2023

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW

OFFICIAL SEAL
STEVEN G ENGLISH
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 8/19/2025

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: _____, 20

SIGNATURE: *Dana L. Pearson - Timmins*
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:

By the said (Name of Grantee): *Dana L. Pearson - Timmins*

On this date of: 12 | 14 | 20

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW

OFFICIAL SEAL
STEVEN G ENGLISH
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 8/19/2025

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)**)