### **UNOFFICIAL COPY**

Doc#. 2335613228 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 12/22/2023 11:58 AM Pg: 1 of 4

Dec ID 20231201695196 ST/CO Stamp 1-861-070-896

### **Quit Claim Deed**

#### ILLINOIS STATUTORY

MAIL TO:

Catherine Sinks 7750 Garden Lane Justice, IL 60458

#### NAME & ADDRESS OF TAXPAYER:

Catherine Sinks 7750 Garden Lane Justice, IL 60458

THE GRANTOR James Sinks, a divorced mar,

of the Village of Minooka, of the County of Grundy, the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEYS AND QUIT CLAIMS TO

Catherine Sinks, a divorced woman

of the Village of Justice, County of Cook, and the State of Illinois all 1 iterest in the following described real estate situation in the State of Illinois, to wit:
(LEGAL DESCRIPTION)

LOT 33, 34, 35 IN E.H. WUNDERLICH'S SUBDIVISION OF LOT 2 IN CIRCUIT COUT PARTITION OF THE FOLLOWING DESCRIBED TRACTS OF LAND: THE SOUTHEAST QUARTER O SECTION 27, TOWNSHIP 38 NORTH, RANGE 12, EAST O THE THIRD PRINCIPAL MERIDIAN (EXCEPT THEREFROM A PIECE OF LAND COMMENCING AT THE SOUTH CORNER OF SECTION 27 AFORESAID: THENCE WEST 15 RODS THENCE NORTH 12 LEGREES WEST (AND ADDITIONAL LEGAL AS IN GUAR. POLICY No. 55-57-242 dated 12-16-65)

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

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever,

18-27-401-058-0000; 18-27-401-059-0000;

Permanent Index Number(s): 18-27-401-060-0000

Property Address: 7750 Garden Lane, Justice, IL 60458

Dated this 17th day of November, 2023

Fidelity National Title WJ23021428ACCOM

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# **UNOFFICIAL COPY**

STATE OF ILLINOIS	)
COUNTY OF W:\\	) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT James Sinks personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

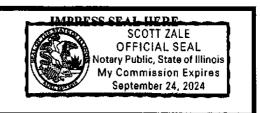
Given under my hand and notarial seal this

Movember, 2023

Notary Public

My commission expires in

9124124



If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:

Scott Thomas Zale

Shulman Zale Legal Group LLC

20550 South LaGrange Road

Suite 100

Frankfort, IL 60423

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) 35 ILCS 200/31-45, PROPERTY TAX CODE

DATE: 11/17/23

Signature of Buyer, Seller or Representative.

This conveyance must contain the name and address of the Grantee for tax biling purposes (55ILCS 5/3-5020) and the name and address of the person preparing the instrument, (55ILCS 5/3-5022)

-004 C

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## **UNOFFICIAL COPY**

### STATEMENT BY GRANTOR AND GRANTEE

The granter or their agent affirms that, to the best of their 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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

X

GRANTOR OR AGENT:	
Ser Casser T	
Terri OSOIA	
Print Name	
	1 h. o.o.
Subscribed and swern to before me this A of Ull	Lember, 2023
0%	
	OFFICIAL SEAL
Notary Public	1 BOVANT RICCIO 1
. 0/	
The grantee or their agent affirms and verifies that the name	of the gran ee shows on the deed or assignment of
beneficial interest in a land trust is either a natural person, and do business or acquire and hold title to real estate in Illinois.	llinois corporation or foreign corporation authorized to
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.	17
IN WITNESS WHEREOF, the undersigned have executed this of	document on the date(s) set forth below.
GRANTEE OR AGENT:	
Serre Cassey I	CA'S
Signature  JUVI (USQI)	
Print Name	C
$\sim$ $\sim$ $\sim$ $\sim$	2023
Subscribed and sworn to before me this Dof Dle	MANY, COLD
	OFFICIAL SEAL
Notary Public	BRYAN T. RICCIO
	NOTARY PUBLIC, STATE OF ELINOIS
NOTE: Any person who knowingly submits a false statement of	MY COMMISSION EXPIRES MARCH 10, 2028 onceming the identity of a grantee-shall be guilty of a

Statement by Grantor and Grantee ILD0175.doc/Updated: 05.01.13

Real Estate Transfer Tax Act.]

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

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# **UNOFFICIAL COPY**

**REAL ESTATE TRANSFER TAX** 

22-Dec-2023





COUNTY: 0.00 ILLINOIS: 0.00 TOTAL: 0.00

18-27-401-058-0000

20231201695196 | 1-861-070-896

Property of Cook County Clark's Office