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QUIT CLAIM DEED Statutory (Illinois)

Doc# 2400222018 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/02/2024 12:38 PM PG: 1 OF 3

MAIL TO:

Patrick J. Hughes
10711 5th Avenue Cut Off
Countryside, Illinois 60525-5085

NAME AND ADDRESS OF TAXPAYER:

Patrick J. Hughes
10711 5th Avenue Cut Off
Countryside, Illinois 60525-5085

RECORDER'S STAMP

THE GRANTORS: PATRICK J. HUGHES divorced and not since remarried, and JOSETTE HUGHES, divorced and not since remarried, of the City of Countryside, Cook County, State of Illinois for and in consideration of Ten and No/100-----
DOLLARS and other good and valuable considerations in hand paid.

CONVEYS AND QUIT CLAIMS to: PATRICK J. HUGHES, divorced and not since remarried,

GRANTEE'S ADDRESS: 10711 5th Avenue Cut Off, Countryside, Illinois 60525--5085
of the City of Countryside, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT NUMBER 103 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOTS 2 AND 3 IN MIDLANDS FARMS SUBDIVISION OF THAT PART OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF FIFTH AVENUE, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 22520478, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASMENTS RECORDED MARCH 13, 1973 AS DOCUMENT 22249106 AND AS CREATED BY DEED FROM THE NORTHWEST NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 19, 1975 AND KNOWN AS TRUST NUMBER 3089 TO EDEWARD R. RUTA, ELEANOR A. RUTA, AND GAYL S. BIRKS RECORDED JUNE 23, 1977 AS DOCUMENT 23982178 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX

02-Jan-2024



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

18-29-202-040-1001

| 20230801692704 | 1-780-688-944

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Exempt
Real Estate
Transfer Tax
1545

Permanent Index Number (s): 18-29-202-040-1001

Property Address: 10711 5th Avenue Cut Off, Countryside, Illinois 60525-5085

DATED this day of July 20 2023.

~~Patrick J. Hughes~~ (SEAL)
PATRICK J. HUGHES

~~Josette Hughes~~ (SEAL)
JOSETTE HUGHES

Patrick J. Hughes
STATE OF ILLINOIS)
COUNTY OF COOK)

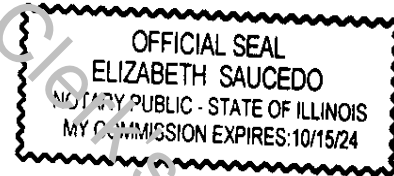
Josette Hughes

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT: PATRICK J. HUGHES and JOSETTE HUGHES, personally known to me to be the same person(s) whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge 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 3 day of AUG, 2023

Elizabeth Saucedo
Notary Public

My commission expires on 10/15/24, 2024.



NAME AND ADDRESS OF PREPARER

The Law Office of Peggy M. Raddatz
512 W. Burlington #1
LaGrange, Illinois 60525

COUNTY-ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF
PARAGRAPH (e) SECTION 4, REAL ESTATE
TRANSFER ACT

DATED: 7-20-24
Patrick J. Hughes
Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap.55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

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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: 8 10 1, 20 23

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

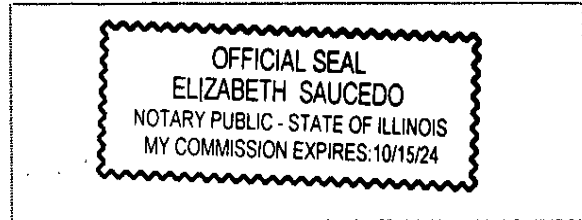
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Patrice Hughes

On this date of: 8 10 1, 20 23

NOTARY SIGNATURE: Elizabeth Saucedo

AFFIX NOTARY STAMP BELOW



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: 8 10 1, 20 23

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

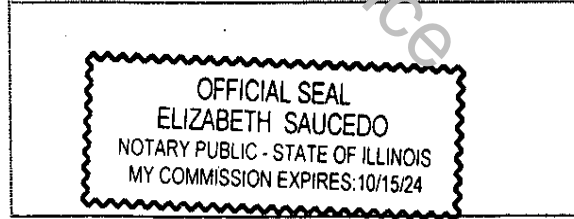
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): _____

On this date of: 8 10 1, 20 23

NOTARY SIGNATURE: Elizabeth Saucedo

AFFIX NOTARY STAMP BELOW



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)**)