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Doc#. 2400813246 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 01/08/2024 11:49 AM Pg: 1 of 7

Dec ID 20231001651817

QUITCLAIM DEED

GRANTOR, DENNIS ANDERSON, a married man (herein, "Grantor"), whose address is 1003 Phillips 300, West Helena, AR 72390, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, FREDERICA DUKE-ANDERSON, a married woman, and DEVINE DUKE, an unmarried woman, as joint tenance with right of survivorship (herein, "Grantee"), whose address is 1042 Park Place, Bellwood, IL 60104, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address:

1042 Park Place, Bellwood, IL

60104

Permanent Index Number:

15-16-116-117-0000

Subject to general taxes for the year of this deed an i an' subsequent years; building lines, easements, covenents conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - A CTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 12th day of October, 2023

When recorded return to:

ZINA COMPTON KENSINGTON VANGUARD 39 W 37TH STREET, 7TH FLOOR NEW YORK, NY 10018 Send subsequent tax bills to:

FREDERIKA DUKE-ANDERSON DEVINE DUKE 1042 PARK PLACE BELLWOOD, IL 60104 This instrument prepared by:

STEVEN A. WILLIAMS, ESQ. 423 LITHIA PINECREST ROAD BRANDON, FL 33511

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GRANTOR

Dennis Anderson

STATE OF ACKARS QS COUNTY OF THINDS	·
This instrument was acknowledge	ed before me on October 12, 2023, by Dennis Anderson.
[Affix Notary Se 11]	Notary Signature: A A A A A A A A A A A A A A A A A A A
KHALIA WORD Notary Public - Arkausas St Francis County Commission # 12723557	My commission expires: May 23, 7033
y Commission Expires May 23, 2033	
EXEMPT FROM REAL ESTATE ACTUAL CONSIDERATION FOR	TRANSI EP TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) R TRANSFER IS LESS THAN \$100
	C
Signature of Buyer/Seller/Represent	$\frac{10-12-22}{\text{Date}}$
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	7,6
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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 8 in Park Place Subdivision, being a resubdivision in the Southwest 1/4 of the Northwest 1/4 of Section 16, Township 39 North, Range 12, East of the Third Principal Meridian, as per plat thereof recorded in the Office of the recorder of deeds, in Cook County, Illinois on August 23, 2004 as Document Number 0423644127 and Certificate of correction recorded on May 18, 2005 as Document Number 0513845106, all in Cook County, Illinois.

For information purposes only:

Parcel Number: 15-16-11/3-117-0000

Address of Real Estate: 1042 Parl, Place, Bellwood, Illinois 60104

This property constitutes the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

23-084927 (SB)

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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. $\frac{1}{10} - \frac{1}{3} - \frac{2}{3}$		2mm (Inclusor) Grantor or Agent
Subscribed ar a sworn to before me by the said ar now how this 12 in day of 2 in Dec.	•	_
2023. Notary Public Mara Wart	d	KHALIA WORD Notary Public - Arkansas St Francis County Commission # 12723557 My Commission Expires May 23, 2033
		1 1 de rema ef
The grantee or his/her agent affirms that to the grantee shown on the deed or assignme a natural person, an Illinois corporation or I or acquire and hold title to real estate in Illinois acquire and hold title to real estate in Illinand authorized to do business or acquire titl Illinois.	nt of beneficial in Foreign corporations, a partnersh nois, or other en	ion authorized to do business ip authorized to do business tity recognized as a person
Dated:	Signature:	Grantee or Agent
Subscribed and sworn to before me by the said this day of, 20		Office
Notary Public	<i>'</i>	
NOTE: Any person who knowingly submits a false guilty of a Class C misdemeanor for the fire subsequent offenses.	e statement concern rst offense and of a	ing the identity of a grantee shall be Class A misdemeanor for
(Attach to deed or ABI to be recorded in C provisions of Section 4 of the Illinois Real	ook County, Illi: Estate Transfer	nois, if exempt under the Act.)

UNOFFICIAL COPY

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.

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 ti	itle to real estate under the laws of the State of Illinois.
DATED: 10 12 1, 20 2 3	SIGNATURE: Danis Underson
GRANTOR NOTARY SECTION: The below section is to be completed by Subscribed and sworn to before me, Name of Notary Public	[/ la al: /] la[a[a]
By the said (Name of Grantor): Lenis Anders	AFFIX NOTARY STAMP BELOW
On this date of: 10 12 2:23 NOTARY SIGNATURE: 10 112 112 112 112 112 112 112 112 112	KHALIA WORD Notary Public - Arkansas St-Francis County Commission # 12723557 My Commission Expires May 23, 2033
GRANTEE SECTION The GRANTEE or her/his agent affirms and verifies that the name of beneficial interest (ABI) in a land trust is either a natural personauthorized to do business or acquire and hold title to real estate acquire and hold title to real estate in illinois or other entity reconacquire and hold title to real estate under the laws of the State of	on, ar illinois corporation or foreign corporation e in Illino's, a partnership authorized to do business or egnized as a prisson and authorized to do business or
DATED:, 20	SIGNATURE:GRANTEE or AGENT
GRANTEE NOTARY SECTION: The below section is to be completed to Subscribed and sworn to before me, Name of Notary Public By the said (Name of Grantee):	
On this date of:, 20	· Co
NOTARY SIGNATURE:	
CRIMINAL I	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 <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 <u>ILCS 200/Art. 31)</u>

rev. on 10.17.2016

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

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DATED:		, 20		SIGNATUR	lE:		. <u> </u>
						GRANTOR or AGEN	Г
GRANTOR NOT	ARY SE OTIDI	: The below see	ction is to be completed by	the NOTARY w	ho witnesses the G	RANTOR signature.	
Subs	cribed and swor	г о before me,	Name of Notary Public:	,			_
By the said (I	Name of Granto	r):		294-14-144-141-141-141-141-141-141-141-14	AFFIX NO	TARY STAMP BELO	W
On this d	ate of:		, 20				1000 H
NOTARY SIGNA	ATURE:		<u>Co</u>	M DRIVAN DES DE SER COLO DE DE CARRO			
of beneficial int	or her/his ago terest (ABI) in to business or	a land trust is acquire and h	d verifies that the new either a natural perso old title to real estate	n, ar, l'linois in Illinois, a p	corporation or to partnership auth	foreign corporation norized to do busina	ess or
			s or other entity recog			orized to do busine کے گئے ہے۔	ess or
acquire and ho	lid title to real o	estate under th , 20 <u>2</u> 3	ne laws of the State o	SIGNATUI	110000	GRANTEE OF AGEN	VT
Sub	scribed and swo	rn to before me	ection is to be completed by Name of Notary Public DUKE ONT FREE	: <u>Ulli</u>	on Clis		
On this o	date of: \(\(\bigcup \)	112 WR C	, 20 23	MATERIAL PROPERTY OF THE SECOND SECON		ALLISON CE'.1: OFFICIAL SEAL lotary Public - State Of My Commission Exp February 07, 202	i hilmois pires

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(Attach to <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)

rev. on 10.17.2016

2400813246 Page: 7 of 7

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STATEMENT BY GRANTOR AND GRANTEE

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Dated:	Signature:
	Grantor or Agent
Subscribed and sworn to before	
me by the said	
this day of,	
20	
Ox	
Notary Public	
0	
The grantee or his/her agent affirms that	t, to the best of his/her knowledge, the name of
the grantee shown on the deed or assign	ment of oeneficial 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
	e title to real estate under the laws of the State of
Illinois.	Signature Sum Signature
Dated: 10-12-2023	Comprised June SUM
Dated: $1/1/2 2023$	Grantee o Agent
	Grantee of Asgont
Subscribed and sworn to before	ON OTHER
	ALLIGON CELIS OFFICIAL SEAL
this 12th day of october	Notary Public - Strue On Illinois My Commission Expires
20773.	February 07, 2024
Notary Public Wig Colliss	» Celis

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 the provisions of Section 4 of the Illinois Real Estate Transfer Act.)