

UNOFFICIAL COPY

Doc#. 2401113006 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/11/2024 09:19 AM Pg: 1 of 7

AFTER RECORDING RETURN TO:
Title365
345 Rouser Road
Bldg 5, Suite 100
Coraopolis, PA 15108
File No. ORG-443655

Dec ID 20231201689154
City Stamp 1-395-972-144

NAME AND ADDRESS OF TAXPAYER:
Tammy W. Harrison
6450 West Berteau Avenue, Apt. 408
Chicago, IL 60634

This document prepared by:
Courtney E. Dec, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 13-18-409-074-1130

QUITCLAIM DEED

THIS DEED made and entered into on this 27 day of DECEMBER, 2023, by and between

Gregory L. Harrison, an unmarried person, residing at 1637 Rockwater Blvd., Apt. 301, North Little Rock, AR 72114, and **Tammy W. Harrison, an unmarried person**, residing at 6450 West Berteau Avenue, Apt. 408, Chicago, IL 60634, **formerly husband and wife, not as tenants in common nor as joint tenants but as tenants by the entirety, now divorced**, hereinafter referred to as Grantor(s) and

Tammy W. Harrison, an unmarried person, residing at 6450 West Berteau Avenue, Apt. 408, Chicago, IL 60634, 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, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

PARCEL 1: UNIT 3-408, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN GLENLAKE CONDOMINIUM NO. 2, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 99465987, AS AMENDED FROM TIME TO TIME, IN PART OF THE SOUTH FRACTIONAL 12 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE USE OF PARKING SPACE NUMBER P3-20 AND STORAGE SPACE NUMBER S3-20, LIMITED COMMON ELEMENTS, AS SET FORTH AND PROVIDED IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.

REAL ESTATE TRANSFER TAX

08-Jan-2024



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-18-409-074-1130 | 20231201689154 | 1-395-972-144

* Total does not include any applicable penalty or interest due

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Property commonly known as: 6450 West Berteau Avenue, Apt. 408, Chicago, IL 60634

"Exempt under provision of Paragraph E"

Section 31-45; Real Estate Transfer Tax Act

12-11-23

Date


Signature of Buyer, Seller or Representative

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

This deed acknowledges full compliance with all of the terms and conditions and any property settlement agreement related to the final decree filed in the Circuit Court of Cook County, Illinois, County Department, Domestic Relations Division, Case Number: 22 D 6658 relating to subject premises.

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.

[THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE TO FOLLOW]

Cook County Clerk's Office

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IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 14 day of December, 2023

Gregory L. Harrison
Gregory L. Harrison

STATE OF ARKANSAS

COUNTY OF JEFFERSON

This instrument was acknowledged before me on this 14 day of December, 2023 by **Gregory L. Harrison.**

Thurman Chappell
(Signature of Notary Public)

Print Name: Thurman Chappell

My commission expires: 6-14-29



PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 23 day of DECEMBER, 2023.

Tammy W. Harrison
Tammy W. Harrison

STATE OF ILLINOIS

COUNTY OF Cook

This instrument was acknowledged before me on this 23 day of DECEMBER, 2023 by **Tammy W. Harrison.**

Ismail Sullo
(Signature of Notary Public)

Print Name: ISMAIL SULO

My commission expires: 12/01/2024



Property of Cook County Clerk's Office

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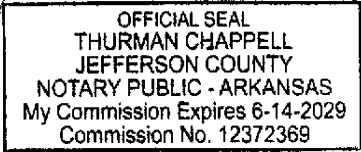
STATEMENT BY GRANTOR AND GRANTEE

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 December 14, 2023.

Signature: [Handwritten Signature]
Grantor, or Agent

Subscribed and sworn to before me by the said Gregory L Harrison this 14, day of December 2023



[Handwritten Signature]
Notary Public
My commission expires: 6-14-29

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 _____, 20____.

Signature: _____
Grantee, or Agent

Subscribed and sworn to before me by the said _____ this _____, day of _____, 20____.

Notary Public
My commission expires: _____

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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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 12/23/, 2023.

Signature: [Handwritten Signature]
Grantor, or Agent

Subscribed and sworn to before me by the said TAMMY W HARRISON this 23, day of DECEMBER, 2023.

[Handwritten Signature]
Notary Public
My commission expires: 12/01/2024



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 12/23/, 2023.

Signature: [Handwritten Signature]
Grantee, or Agent

Subscribed and sworn to before me by the said TAMMY W. HARRISON this 23, day of DECEMBER, 2023.

[Handwritten Signature]
Notary Public
My commission expires: 12/01/2024



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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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

TAMMY W HANLSON, being duly sworn on oath, states that SHE resides at 6450 W Bertede Ave Apt 408 Chicago, IL 60634. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

 the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way fro railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that SHE makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Tammy W. Hanson

SUBSCRIBED and SWORN to before me

this 23 day of DECEMBER, 2023

Ismail Sulo

