

# UNOFFICIAL COPY

## QUIT CLAIM DEED INDIVIDUAL TO INDIVIDUAL

Doc#. 2403241049 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/01/2024 10:33 AM Pg: 1 of 3

Dec ID 20240101620207  
ST/CO Stamp 0-063-478-832

### MAIL TO:

Davis L. Heck  
216 N. Oak Park Ave., #2AA  
Oak Park IL 60302

GRANTOR, Landon Hodges, a single woman, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEYS and QUIT CLAIMS to the GRANTEE, Davis L. Heck, a single man, of 216 N. Oak Park Ave., #2AA, Oak Park IL 60302, the following described real estate situated in the County of Cook, State of Illinois to-wit:

### Legal Description:


UNIT 2AA IN THE SANTA MARIA CONDOMINIUM AS DELINEATED ON A SURVEY OF LOTS 1, 2 AND 3 IN OWNER'S SUBDIVISION OF THE WEST 223.5 FEET AND THE SOUTH 10 FEET OF THE EAST 54.1 FEET OF THE WEST 277.6 FEET OF LOT 3 AND THE WEST 277.6 FEET OF LOT 2 (EXCEPT THE SOUTH 115 FEET OF THE EAST 81.6 FEET OF THE WEST 261.6 FEET OF SAID LOT 2) OF JAMES W. SCOVILLE SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 29, 1996 AS DOCUMENT NO. 96402515 AS AMENDED FROM TIME TO TIME TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION.

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property; terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; assessments established pursuant to the Declaration/CCRs.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

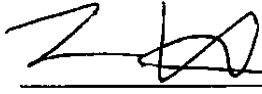
Permanent Index Numbers: 16-07-212-010-1079  
Property Address: 216 N. Oak Park Ave., #2AA, Oak Park IL 60302

EXEMPTION AS PER

  
Steven E. Draper  
Village of Oak Park

# UNOFFICIAL COPY

DATED this 26 day of January, 2024

  
\_\_\_\_\_  
Landon Hodges

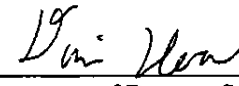
STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF COOK            )

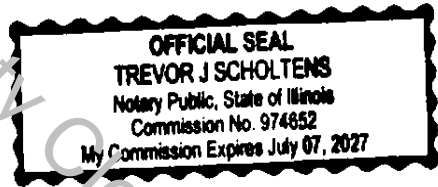
I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that Landon Hodges, a single woman, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed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

Given under my hand and official seal this 26<sup>th</sup> day of January, 2024.

  
\_\_\_\_\_  
(SEAL)


Exempt under 35 ILCS 200/31-45 paragraph e  
Date: January 26, 2024

  
\_\_\_\_\_  
Signature of Buyer, Seller or Representative



**This document prepared by:**  
Carolina J. Fenske  
1113 Wenonah Avenue  
Oak Park, IL 60304

**Send future tax bills to:**  
Davis L. Heck  
216 N. Oak Park Ave., #2A  
Oak Park IL 60302

EXEMPTION APPROVED  
  
Steven E. Draher, CFO  
City of Oak Park

# UNOFFICIAL COPY

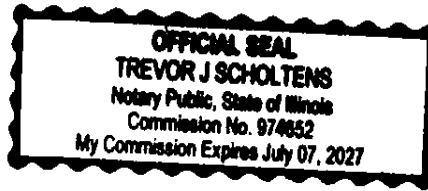
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of 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 1/26/2024

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
by the said London Hodges  
dated 01/26/2024



Notary Public [Signature]

The grantee or 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 1/26/2024

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
by the said David Heck  
dated 01/26/2024



Notary Public [Signature]

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**

APPROVED  
[Signature]  
Drazner, CFO  
Oak Park