

UNOFFICIAL COPY

Doc#: 2403933145 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/08/2024 02:35 PM Pg: 1 of 5

Dec ID 20240201626362

2 QUITCLAIM DEED

Mail to:
When Recorded Return To:
FNC Title Services, LLC
905 Highland Pointe Dr. #150
Roseville, CA 95678

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300



No. 19341

This space for recording information only

Name and Address of Tax

Payer:

Portia G. Oneal

297 East 148th Street
Harvey, IL 60426

Exempt under provisions of Paragraph 5 of 35 IL CS
200/31-45, Real Estate Transfer Act.

5/3/23 Portia G. Oneal
Date Buyer, Seller or Representative

Portia G. Oneal

THE GRANTORS: PORTIA G. ONEAL, an unmarried woman, residing at 297 East 148th Street, Harvey, IL 60426, and CRYSTAL ONEAL, an unmarried woman, residing at 4008 Three Corners Blvd, Norcross, GA 30092, not as tenants in common, but as joint tenants with right of survivorship, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, do hereby CONVEY and QUITCLAIM to GRANTEE, PORTIA G. ONEAL, an unmarried woman, residing at 297 East 148th Street, Harvey, IL 60426 all the right, title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as: 297 East 148th Street, Harvey, IL 60426 and legally described as follows, to wit:

LOT 35 (EXCEPT THE EAST 18 INCHES THEREOF) AND ALL OF LOT 34 IN HARVEY'S SUBDIVISION OF BLOCK 2 IN SOUTH LAWN SUBDIVISION IN SECTION 17 AND THE SOUTH 1/2 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 14 EAST, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO CHICAGO TITLE LAND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER THE PROVISIONS OF A CERTAIN TRUST AGREEMENT DATED DECEMBER 14, 2020 AND KNOWN AS TRUST NUMBER 8002384966 FROM PORTIA G. ONEAL BY DEED IN TRUST - WARRANTY DATED JANUARY 6, 2021 AND RECORDED MARCH 8, 2021 AMONG THE LAND RECORDS OF COOK COUNTY, STATE OF ILLINOIS IN INSTRUMENT NO. 2106720061.

UNOFFICIAL COPY

BEING THE SAME PROPERTY CONVEYED TO PORTIA G. ONEAL AND CRYSTAL ONEAL, NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP FROM CHICAGO TITLE LAND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER THE PROVISIONS OF A CERTAIN TRUST AGREEMENT DATED DECEMBER 14, 2020 AND KNOWN AS TRUST NUMBER 8002384966 BY TRUSTEE'S DEED JOINT TENANCY DATED MARCH 24, 2023 AND RECORDED CONCURRENTLY HEREWITH AMONG THE LAND RECORDS OF COOK COUNTY, STATE OF ILLINOIS

Property Tax ID: 29-08-404-040-0000

The legal description was obtained from a previously recorded instrument.

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 the above granted premises unto the party of the second part, Grantee herein as sole owner.

DATED THIS 14 DAY OF April, 2023.

GRANTOR:

Portia Oneal

PORTIA G. ONEAL

STATE OF ILLINOIS

)

COUNTY OF

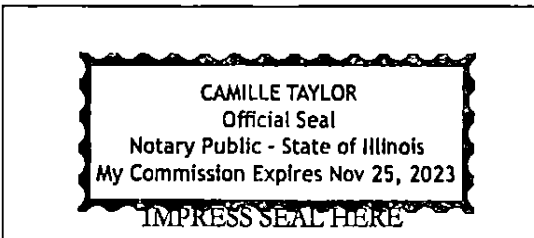
Cook

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that PORTIA G. ONEAL, 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 the said instrument as her 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 and official seal this 14 day of April, 2023.

Camille Taylor
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-25-23



Cook COUNTY - ILLINOIS TRANSFER STAMP

UNOFFICIAL COPY

DATED THIS 7th DAY OF April, 2023.

GRANTOR:

Crystal Oneal
CRYSTAL ONEAL GADL# 5950

STATE OF ~~ILLINOIS~~ GA)

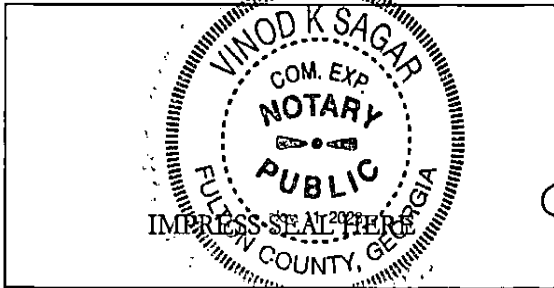
COUNTY OF ~~Cook~~ Gwinnett

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **CRYSTAL ONEAL**, 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 the said instrument as her 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 and official seal this 7th day of April, 2023.

Vinod K. Sagar
NOTARY PUBLIC

MY COMMISSION EXPIRES:



Gwinnett GA COUNTY - ILLINOIS TRANSFER STAMP

The preparer of this document has been engaged solely for the purpose of preparing this instrument and has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

as required by §55 ILCS 5/3-5020 (form Ch. 34, par 3-5020)

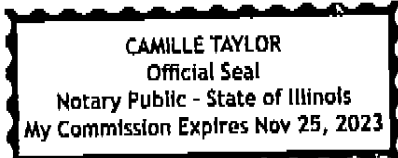
Grantor Section

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 (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorize 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 April 14, 2023.
Signature: Portia G. Oneal
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 by the said Portia G. Oneal this 14 day of April, 2023.
Notary Public Camille Taylor



GRANTEE SECTION

The Grantee of his/her 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.

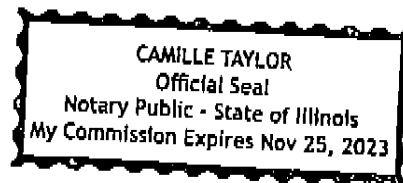
Dated April 14, 2023.
Signature: Portia G. Oneal
Grantee or Agent

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

Subscribed and sworn to before me by the said Portia G. Oneal this 14 day of April, 2023.
Notary Public Camille Taylor

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.

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



UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

as required by §55 ILCS 5/3-5020 (form Ch. 34, par 3-5020)

Grantor Section

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 (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorize 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.

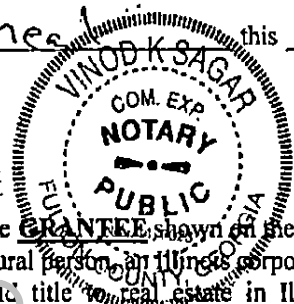
Dated April 7th, 2023.

Signature: [Signature]
Grantor or Agent CRAD #55550

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

Subscribed and sworn to before me by the said Crystal Oneal this 7th day of APRIL, 2023.

Notary Public Vinod K. Sagar



GRANTEE SECTION

The **Grantee** of his/her 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.

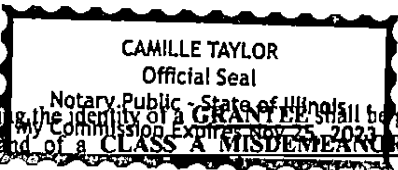
Dated May 3rd, 2023.

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 by the said Portia G. Oneal this 3 day of May, 2023.

Notary Public Camille Taylor



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.

(Attached to **Deed** or **ABI** to be recorded in Cook County, Illinois, if exempt under the provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)