## **UNOFFICIAL COPY**

Doc#. 2404633061 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 02/15/2024 09:55 AM Pg: 1 of 4

ILLINOIS QUIT CLAIM DEED

Dec ID 20240201631966

((Individual to Trust))

Prepared By:

Send Future Tax Bills To:

Law Office of Theodore London c/o Theodore London 1718 East 87<sup>th</sup> Street Chicago, Illinois 60617

The Johnnie M. Alberty Revocable Living Trust 20937 Brookwood Drive Olympia Fields, Illinois 60461

STATE OF ILLINOIS

**COUNTY COOK** 

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I

)

Name: Johnnie M Alberty

City/State/Zip: 374 Main Street

Park Forest, Illinois 60466

Johnnie M Alberty, a widowed woman, hereinafter referred to as "Grantor(s)", does hereby convey and quitclaim unto, **The Johnnie M. Alberty Revocable Living Trust** whose mailing address is 20937 Brookwood Drive, Olympia Fields Illinois 60461, all right, title and interest and claim in the following described realestate, lying and being situated in COOK County, state of ILLINOIS to-wit:

Property PIN: 31-36-203-035-0000 Property Address: 374 Main Street

Park Forest, Illinois 60466

EXEMPTION APPROVED

ale C. M. Sleve

ILLINOIS Quit Claim Deed Prepared for Johnnie M Alberty

Prepared by: The Law office of Theodore London & Associates, Chicago, IL. 60617

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□ Legal Description:

See Exhibit A

LESS AND EXCEPT all oil, gas, and minerals, on and under the above-described property owned by Grantor, if any, which are reserved by Grantor.

This conveyance is **SUBJECT** to all easements, roadways, servitudes, restrictive covenants and oil, gas and other mineral reservations, exceptions, conveyances, and leases of record or obvious on reasonable inspection of the subject property.

Date: February 02, 2024

Signature

Johnnie M Alberty

Type or Print Name

STATE OF ILLINOIS

SS

**COUNTY OF COOK** 

Personally, appeared before me, the undersigned authority in afcressid county and state, this 2<sup>nd</sup> day of February 2024, within my jurisdiction, the within named Johnnie M Alberty who acknowledged that they executed the above foregoing instrument.

OFFICIAL SEAL
THEODORE LONDON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 3/28/2025

Notary Public:

Printed Name Theodore London

My Commission Expires: March 28, 2025

Exempt under provision of Paragraph E, Section 31-45

Real Estate Transfer Act

ILLINOIS Quit Claim Deed

Prepared for Johnnie M Alberty

Prepared by: The Law office of Theodore London & Associates, Chicago, IL. 60617

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EXHIBIT A

#### Legal Description

**Property Index Number (PIN):** 31-36-203-035-0000

**Property Address:** 374 Main Street

Park Forest, Illinois 60466

THE PORTION OF LOT 23 TOGETHER WITH PORTION OF LOT 22 AND THAT PORTION OF LOT 24 IN THE RESUBDIVISION OF VICTORIA PLACE, SAID VICTORIA PLACE BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 25 AND THE NORTHEAST QUARTER OF SECTION 36, BOTH IN TOWNS'11' 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF YARK FOREST, COOK COUNTY, ILLINOIS, SAID RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JULY 5, 2006 AS DOCUMENT NUMBER 0618631039 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORPT R OF SAID LOT 23; THENCE NORTH 66 DEGREES 56 MINUTES 25 SECONDS EAST A DISTANCE OF 1 28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 23 DEGREES 34 MINUTES 35 SECONDS WEST A DISTANCE OF 24.02 FEET: THENCE NORTH 66 DEGREES 25 MINUTES 25 SECONDS EAST A DISTANCE OF 5.94 FEET; THENCE NORTH 23 DEGREES 34 MINUTES 35 SECONDS WEST A DISTANCE OF 27.04 FEET; THENCE SOUTH 66 DEGREES 25 MINUTES 25 SECONDS WEST A DISTANCE OF 5.92 FEET; THENCE NORTH 66 DEGREES 08 MINUTES 35 SECONDS WEST A DISTANCE OF 2.76 FEET; THENCE NORTH 23 DEGREES 34 MINUTES 35 SECONDS WEST A DISTANCE OF 35.77 FIET THENCE NORTHEASTERLY ALONG THE ARC OF NON-TANGENTIAL CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 197.27 FEET, A DISTANCE OF 43.08 FEET AND WHOSE CHORD LENGTH OF 43.00 FEET BEARS THENCE NORTH 51 DEGREES 05 MINUTES 37 SECONDS EAST; THENCE SOUTH 23 DEGREES 34 MINUTES 35 SECONDS EAST A DISTANCE OF 32.94 FEET: THENCE SOUTH 66 DEGREES 25 MINUTES 25 SECONDS WEST A DISTANCE OF 0.61 FEET: THENCE SOUTH 23 DEGREES 34 MINUTES 35 SECONDS EAST A DISTANCE OF 20 34 FEET; THENCE SOUTH 66 DEGREES 25 MINUTES 25 SECONDS WEST A DISTANCE OF 2,60 L'EET: THENCE SOUTH 23 DEGREES 34 MINUTES 35 SECONDS EAST A DISTANCE OF 51.13 FEET: THENCE SOUTH 66 DEGREES 56 MINUTES 25 SECONDS WEST A DISTANCE OF 32.16 FF & TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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### 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 2/2/24

Signature: Grantor or Agent

Subscribed and sworn to before me by the said 3/6/ENT

Notary Public My Commission Expires November 01, 2026

Notary Public My Commission Expires November 01, 2026

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 find 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 2/2/24 Signature: Grantee of Agent

Subscribed and sworn to before me by the said AGENT

dated 2/2/24

Notary Public Notary Public Signature: My Commission Expires November 01, 2025

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.