

QUIT CLAIM DEED  
General

UNOFFICIAL COPY



Doc# 2407511045 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
DATE: 3/15/2024 1:38 PM  
PAGE: 1 OF 7

THE GRANTOR(S), FRANKLIN D. MORISS, divorced and not since remarried, of the Village of Matteson, County of Cook, State of Illinois and CHARMAINE A. MORRIS, divorced and not since remarried, of the City of Chuka Vista, County of San Diego, State of California, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, convey and quit claim to FRANKLIN D. MORRIS, divorced and not since remarried, of the Village of Matteson, County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 12 IN RIDGELAND MANOR PHASE TWO, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.



hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 31-20-307-008-0000.

Address of Real Estate: 6207 Old Plank Boulevard, Matteson, Illinois 60443

Dated this 6 day of <sup>March</sup>~~February~~, 2024

  
\_\_\_\_\_  
(SEAL) FRANKLIN D. MORRIS

REAL ESTATE TRANSFER TAX		15-Mar-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
31-20-307-008-0000		20240301654296   1-272-871-472

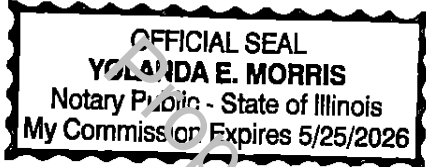
This Deed is exempt from real estate transfer tax under 35 ILCS 200/31-45 subparagraph E

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Franklin D. Morris, 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 he signed, sealed, and delivered the said instrument as his 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 hand and official seal, this 6 day of March, 2024



Yolanda E. Morris (Notary Public)

---

Prepared By:  
Hinton Law Offices, LLC  
Steven A. Hinton  
1010 Lake Street, Suite 200  
Oak Park, Illinois 60301

---

Mail To:  
  
Franklin D. Morris  
6207 Old Plank Boulevard  
Matteson, Illinois 60443

---

Name and Address of Taxpayer:  
  
Franklin D. Morris  
6207 Old Plank Boulevard  
Matteson, Illinois 60443

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

*Charmaine A. Morris*

(SEAL) CHARMAINE A. MORRIS

**This Deed is exempt from real estate transfer tax under 35 ILCS 200/31-45 subparagraph E**

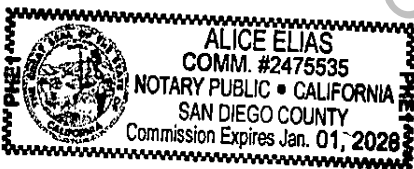
STATE OF CALIFORNIA, COUNTY OF SANDIEGO ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Charmaine A. Morris, 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 hand and official seal, this 1 day of March 2024,

*Alice Elias*

(Notary Public)



Prepared By:  
Hinton Law Offices, LLC  
Steven A. Hinton  
1010 Lake Street, Suite 200  
Oak Park, Illinois 60301

Mail To:  
Franklin D. Morris  
6207 Old Plank Boulevard  
Matteson, Illinois 60443

Name and Address of Taxpayer:  
Franklin D. Morris  
6207 Old Plank Boulevard  
Matteson, Illinois 60443

# UNOFFICIAL COPY

## CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF San Diego }

On 3-1-2024 before me, Alice Elias Notary Public,

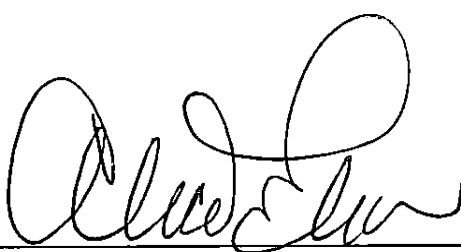
Date (here insert name and title of the officer)

personally appeared Charmaine A. Morris

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:  (Seal)



OPTIONAL

Description of Attached Document

Title or Type of Document: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Document Date: \_\_\_\_\_ Other: \_\_\_\_\_

# 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: 3/9/2024

Signature: Charmaine C. Morris  
Grantor or Agent

Subscribed and sworn before me  
by the said \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Notary Public \_\_\_\_\_

San CA Attached:  
#24951394  
 Acknowledgment

The grantee 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: \_\_\_\_\_

Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn before me  
by the said \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Notary Public \_\_\_\_\_

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.)

# UNOFFICIAL COPY

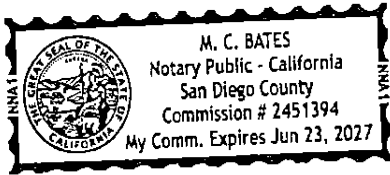
## CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
 County of San Diego }  
 On 09 March 2024 before me, M.C. Bates, Notary Public  
Date Here Insert Name and Title of the Officer  
 personally appeared Charmaine A. Morris  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

### OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**  
 Title or Type of Document: Quit Claim Deed  
 Document Date: 09 March 2024 Number of Pages: FOUR  
 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer – Title(s): _____	<input type="checkbox"/> Corporate Officer – Title(s): _____
<input type="checkbox"/> Partner – <input checked="" type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer is Representing: _____	Signer is Representing: _____

# 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: \_\_\_\_\_

Signature: \_\_\_\_\_

Grantor or Agent

Subscribed and sworn before me  
by the said \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Notary Public \_\_\_\_\_

The grantee 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: March 6, 2024

Signature: [Handwritten Signature]

Grantee or Agent

Subscribed and sworn before me  
by the said Yolanda E. MORRIS  
this 6 day of MARCH 6, 2024.  
Notary Public Yolanda E. Morris



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.)