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QUIT CLAIM DEED ILLINOIS STATUTORY

Doc#: 2408014275 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/20/2024 12:23 PM Pg: 1 of 4

Dec ID 20240301657673

THE GRANTOR(S), John Sheridan and Debra M. Sheridan, husband and wife, of the City of Orland Park, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM to The Sheridan Family Trust, dated March 12th, 2024, John A. Sheridan and Debra M. Sheridan, Trustees and/or Trustees
(GRANTEE'S ADDRESS) 17823 Brookfield Circle, Orland Park, Illinois 60467
of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 159 IN BROOK HILLS WEST P.U.D UNIT 3, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO: Covenants, conditions and restrictions of record.

General taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2024

Permanent Real Estate Index Number(s): 27-31-114-008-0000

Address(es) of Real Estate: 17823 Brookfield Circle, Orland Park, Illinois 60467

Prepared By: The Gil Law Group/cynthia escareno
605 N. Broadway Ave.
Aurora, Illinois 60505

Mail To:
The Gil Law Group
605 N. Broadway
Aurora, Illinois 60505

Name & Address of Taxpayer:
The Sheridan Family Trust
17823 Brookfield Circle
Orland Park, Illinois 60467

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Dated this 12th day of March, 2024

John A. Sheridan
John Sheridan

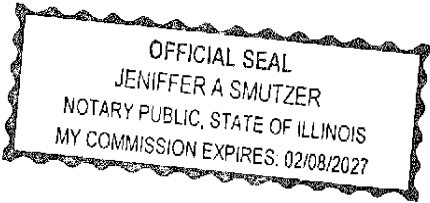
Debra M. Sheridan
Debra M. Sheridan

STATE OF ILLINOIS, COUNTY OF Kane ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John Sheridan and Debra M. Sheridan, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 12th day of March, 2024

Jennifer A. Smutzer
(Notary Public)



EXEMPT UNDER PROVISIONS OF PARAGRAPH e SECTION 31 - 45,
REAL ESTATE TRANSFER TAX LAW
DATE: 3/12/2024

J Smutzer
Signature of Buyer, Seller or Representative

Notary's Office

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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Kane

John Sheridan, being duly sworn on oath, states that he resides at 17823 Brookfield Circle, Orland Park. 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 for 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.

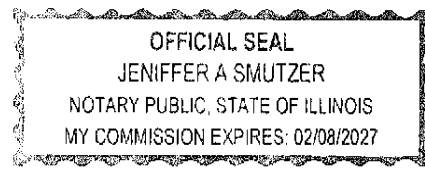
Affiant further state that he makes this affidavit for the purpose of inducing the Clerk's Office of Cook County Illinois, to accept the attached deed for recording.

John A. Sheridan

SUBSCRIBED and SWORN to before me

this 12th day of March, 2024

Jennifer A. Smutzer



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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

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 (**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 another 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: 31/12/2024

SIGNATURE: [Signature]
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, Name of Notary Public:

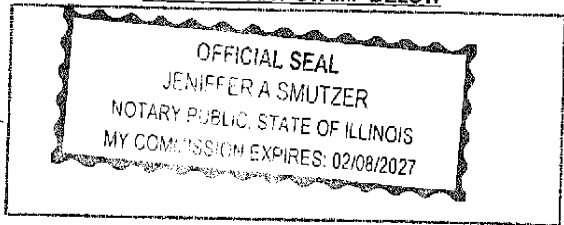
By the said (Name of Grantor): John Sheridan

On this date of: 31/12/2024

NOTARY SIGNATURE: [Signature]

Jennifer A. Smutzer

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his 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: 31/12/2024

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, Name of Notary Public:

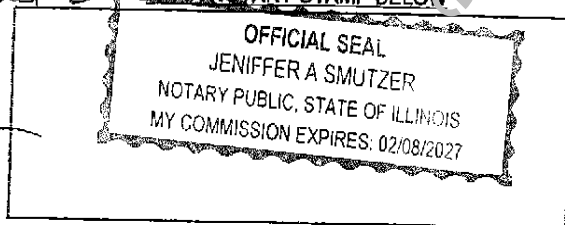
By the said (Name of Grantee): John Sheridan, Trustee

On this date of: 31/12/2024

NOTARY SIGNATURE: [Signature]

Jennifer A. Smutzer

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**