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2408111014

State of Illinois

Doc# 2408111014 Fee \$85.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

AFFIDAV FEE:\$2.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 3/21/2024 10:25 AM

PAGE: 1 OF 5

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDER'S OFFICE:

This instrument was prepared by:

Name: Inye Sunju Hart

Address: 3521 173rd St, Lansing IL 60438

After recording, mail document.

and tax statements to:

Name: Aloma Ubani

Address: 1050 Holbrook Rd, Unit A Homewood IL, 60430

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this 3/13/24 (the "Effective Date") between the following Grantor(s) (the "Grantor"): Inye Sunju Hart

3521 173rd St Lansing IL, 60438

(Check one) an individual a married individual a married couple a corporation a limited liability company a partnership a trust individuals whose mailing address(es) is/are _____

And the following Grantee(s) (the "Grantee"): Aloma Maureen Ubani

1050 Holbrook Rd, Unit A Homewood IL 60430

(Check one) an individual a married individual a married couple a corporation a limited liability company a partnership a trust individuals whose mailing address(es) is/are _____

WITNESSETH, that the Grantor, for and in consideration of the sum of \$ _____ (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in (an unincorporated area in) _____ County, _____ [State], and more particularly described as follows: _____

[Legal description of Property]

PIN: 31-26-313-050-0000

The Property will be held as: (Check one)

- Sole ownership
- Joint tenancy
- Tenancy in common
- Tenancy by the entirety

Property Address
1093 Richton Place,
Richton Park, IL
60476

SUBJECT to the following: _____ [Exceptions].

Homestead (Check one)



The Property is the homestead of the Grantor.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-46
sub par. E and Cook County Ord. 93-0-27 par. _____

Date 3/20/24 Sign. [Signature]

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		21-Mar-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

31-26-313-050-0000 | 20240301058778 | 0-862-438-960

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- The Property is NOT the homestead of the Grantor.
- Not applicable

(Check one) an individual a married individual a married couple a corporation a limited liability company a partnership a trust individuals whose mailing address(es) is/are _____

Transfer Tax (Check one)

- Grantor declares that the documentary transfer tax is \$ 0, computed on the full consideration or value of property conveyed.
- Grantor declares that the transfer is EXEMPT from any documentary transfer taxes.

EXECUTED this 03 day of 13, 2024.

[Signature]

 Grantor Signature

Inye Sujin Hart

 Grantor Name

[Signature]

 Grantee Signature

Uloma Maureen Uboni

 Grantee Name

ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF IL

COUNTY OF COOK

On this day, personally appeared before me, L. Angela Davis, to me known to be the person(s) described in and who executed the within instrument and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 13 day of March, 2024.

[Signature]

 Notary's Public Signature



(Date) Oct 13, 2024
 My Commission Expires

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PARCEL 1: LOT 3 IN BLOCK 109 IN LIONCREST SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 35, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCE 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO 20281108 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Property Address: 1093 Richton Place, Richton Park, IL 60471

Permanent Index Number: 31-26-313-050-0000

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions and restrictions of record and building lines and

Property of Cook County Clerk's Office

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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: 03 | 13 | 20 24

SIGNATURE: [Signature]
GRANTOR or AGENT

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

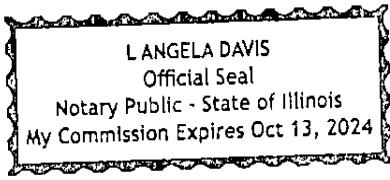
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Inye Hart

On this date of: 3 | 13 | 20 24

NOTARY SIGNATURE: [Signature]

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: 03 | 13 | 20 24

SIGNATURE: [Signature]
GRANTEE or AGENT

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

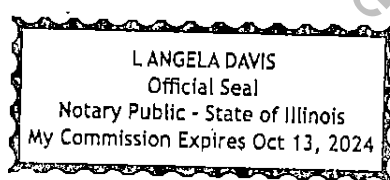
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Ulonia Ubani

On this date of: 3 | 13 | 20 24

NOTARY SIGNATURE: [Signature]

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)**