

UNOFFICIAL COPY

QUIT CLAIM DEED ILLINOIS STATUTORY



Doc# 2408707012 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 3/27/2024 10:40 AM
PAGE: 1 OF 3

THE GRANTORS James McDermott and Julie McDermott of the City of Western Springs, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to 111th & Whipple LLC all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 1 AND 2 IN BLOCK 2 IN WEST MORGAN BEING A SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLNOIS

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

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: 24-24-102-009-0000

Address of Real Estate: 3031 W 111th Street, Chicago IL 60655

Dated this 8th day of February 2024

REAL ESTATE TRANSFER TAX 27-Mar-2024



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

24-24-102-009-0000 | 20240301662236 | 1-387-402-800

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX 27-Mar-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

24-24-102-009-0000 | 20240301662236 | 1-503-008-304

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James M. McDermott

James McDermott

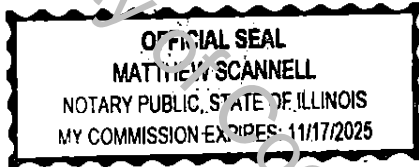
Julie McDermott

Julie McDermott

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James McDermott and Julie McDermott, 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 8th day of February 2024



Matthew Scannell (Notary Public)

James M. McDermott
2/19/2024
James McDermott

EXEMPT UNDER PROVISIONS OF
PARAGRAPH E SECTION 31-45, REAL
ESTATE TRANSFER TAX LAW

Prepared By: Thomas J. Scannell
Scannell & Associates
3135 W. 95th St
Evergreen Park IL 60805

Mail To:
Thomas J. Scannell
3135 W. 95th St
Evergreen Park IL 60805

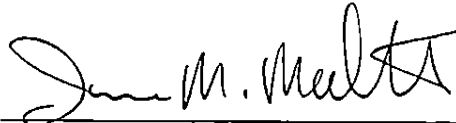
Name & Address of Taxpayer:
James McDermott
300 51st Place
Western Springs, IL 60658


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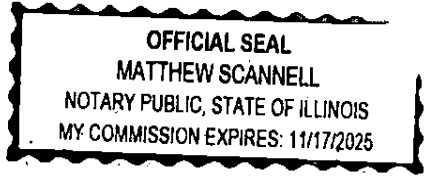
STATEMENT BY GRANTOR AND GRANTEE

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: February 19, 2024

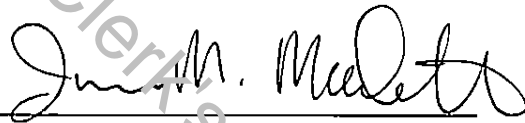
Signature: 
Grantor or Agent

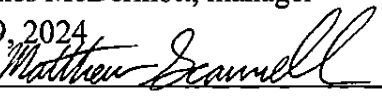
Subscribed and sworn to before me
By the said James McDermott
On February 19, 2024
Notary Public 



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 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.

Date: February 19, 2024

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said James McDermott, manager
On February 19, 2024
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.)