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Doc#: 2408724016 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/27/2024 9:25 AM Pg: 1 of 4

Dec ID 20240301653536

ST/Co Stamp 1-661-539-888 ST Tax \$0.00 CO Tax \$0.00

When Recorded Return To:
FIRST GUARANTY MORTGAGE CORPORATION
425 South Financial Pl., Suite 2000
Chicago, IL 60605

QUITCLAIM DEED

THIS QUITCLAIM DEED dated this 12 day of March, 2024 between, **FIRST GUARANTY MORTGAGE CORPORATION**, with an address of **c/o Fay Servicing, LLC, 425 South Financial Pl., Suite 2000, Chicago, IL 60605**, First Party; AND **ReDirect1 LLC**, with a tax mailing address of **425 South Financial Pl., Suite 2000, Chicago, IL 60605**, Second Party;

THAT, for and for consideration of **ONE DOLLAR AND NO/100 (\$1.00)**, the receipt of which is hereby acknowledged, the First Party has conveyed, transferred, remised, set-over and QUIT-CLAIMED unto Second Party, in fee simple, all right title and interest in the following described property together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

SEE EXHIBIT "A" Attached Hereto and Made a Part Hereof:

Property Address: 15700 MARYLAND AVE DOLTON, IL 60419
Parcel No.: 29-14-155-025-0000

TO HAVE AND TO HOLD the above-described property, together with all appurtenances and privileges thereunto belonging, unto Second Party, his or her heirs and assigns forever.

EXEMPT under provisions of Paragraph E Section 31-45, Property Tax Code.

Date: 3/22/24



Buyer, Seller or Representative

VILLAGE OF DOLTON
WATER REAL PROPERTY TRANSFER TAX No. 27160
ADDRESS 15700 Maryland
ISSUE 3-22-24 EXPIRED 3-22-24
AMT 50.00
TYPE Quit claim JDAN

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EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE CITY OF DOLTON, COUNTY OF COOK AND STATE OF ILLINOIS, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

LOT 21 (EXCEPT THE SOUTH 18 FEET THEREOF) IN CHAPMAN'S TENTH ADDITION TO TULIP TERRACE, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 11.79 ACRES OF LOT 7 NORTH OF THE EAST AND WEST CENTER LINE OF SECTION 14 IN THE PARTITION OF THAT PART OF THE WEST 1/2 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIVER, AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE RAILROAD LAND, BEING PART OF THE ESTATE OF ELIZABETH BERGER), IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §56 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: 3 | 25 | 2024

SIGNATURE: _____
GRANTOR or AGENT

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

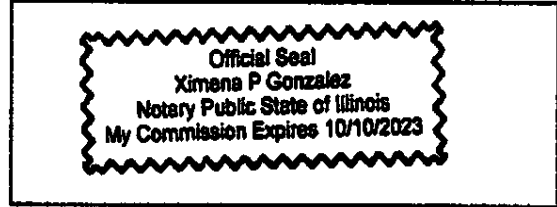
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): _____

On this date of: _____

NOTARY 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: 3 | 25 | 20

SIGNATURE: _____
GRANTEE or AGENT

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

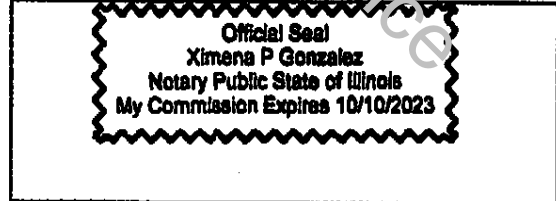
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): _____

On this date of: _____ | 20

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 56 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)