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 S0.00

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

### **QUITCLAIM DEED**

THIS QUITCLAIM DEED dated this 2 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 Purty: AND ReDirect1 LLC, with a tax mailing address of 425 South Financial Pl., Suite 2000, Chicago, L. 60605, Second Party;

THAT, for and for consideration of ONE DOLL, IR AND NO/100 (\$1.00), the receipt of which is hereby acknowledged, the First Party has conveyed, transfer ed 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: Slizlu

Buyer, Seller or Representative

VILLAGE OF DOLTON No. 27160
WATER REAL PROPERTY TRANSFER TAX
ADDRESS SEED TO TO EXPIRED TO TOPE TO THE TOPE TO THE

IN WITNESS WHEREOF, the Parties have hereunto set their hands, this \_\_\_\_\_\_ of March, 2024.

#### FIRST GUARANTY MORTGAGE CORPORATION

By: Fay Servicing. LLC, as Attorney-in-Fact

Name: Michael Brooks

Title: REO Closing Coordinator

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

Before me, the undersigned, a Notary Public, in and for said County and State, on this, \_\_\_\_\_\_\_ day of March, 2024, before me by means of the physical presence or \_\_\_\_\_ online notarization, Michael Brooks, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its REO Closing Coordinator and acknowledged to me that Michael Brooks executed the same as REO Closing Coordinator free voluntary act and deed of said FIRST GUARANTY MORTGAGE CORPORATION, by Fay Servicing LLC, Attorney-in-Fact, for the uses and purposes therein set forth.

) SS.

Given under my hand and seal the day and year last above written.

Notary Public

My Commission Expires: 11 9 7

CRISTAL M. ORTIZ PEREZ
MY COMMISSION # HH 196994
EXPIRES: Noveraber 9, 2025
Bor ued Ti ru Notary Public Underwriters

Drafted by:

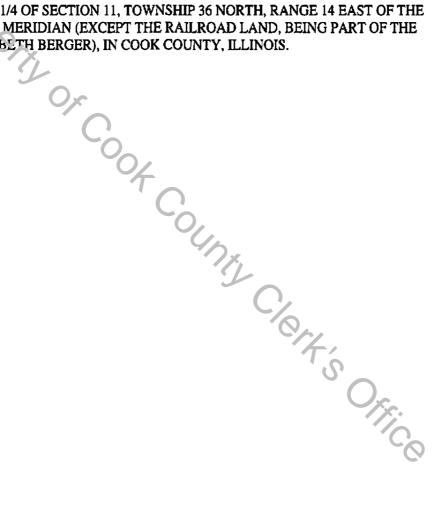
FIRST GUARANTY MORTGAGE CORPORATION 425 South Financial Pl., Suite 2000 Chicago, IL 60605

Mail Tax Statements To: ReDirect1 LLC 425 S. Financial Pl, Suite 2000 Chicago, IL 60605

#### **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 THICD 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 ELIZABLTH BERGER), IN COOK COUNTY, ILLINOIS.



#### **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 pecognized as a person and outhorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

partnership authorized to do business or acquire and hold to	itle to real estate in Illinois, or another estitutions, a
	nold title to real estate under the Jaws of the State of Illinois.
	iono due to real estate unider the laws of the State of Itilinois.
DATED: 1 25 . 20 24	SIGNATURE:
	GRANTOR OF AGENT
GRANTOR NOTARY SECTOR: The below section is to be complete	sted by the NOTARY who witnesses the GRANTOR signature.
Subscribed and swum to before me, Name of Notery F	
By the said (Name of Granton).	AFFIX NOTARY STAMP BELOW
On this date of:	Official Seal Ximena P Gonzalez
NOTARY SIGNATURE:	Morrary Public State of Illinois
7 0/	My Commission Expires 10/10/2023
GRANTEE SECTION	
· · · · · · · · · · · · · · · · · · ·	e name of the <b>GRANTEE</b> shown on the deed or assignment
of beneficial interest (ABI) in a land trust is either a natural p	
authorized to do business or acquire and hold title to real es	
acquire and hold title to real estate in Illinois or other entity	
acquire and hold title to real estate under the laws of the Sta	ate of Illinois.
DATED: 3   25  , 20	SIGNATURE:
	GRANTEE OF AGENT
GRANTEE NOTARY SECTION: The below section is to be complete	and by the NOTARY who witnesses the GR/ N. T-E almostum
Subscribed and swom to before me, Name of Notary P	
•	doire.
By the said (Name of Grantee):	AFFIX NOTARY STAMP AF LOW
On this date of:	Official Seal Ximena P Gonzalez
	Notary Public State of Illinois
NOTARY SIGNATURE:	My Commission Expires 10/10/2023
•	·

#### 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 **GLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)

rev. on 10.17.2016