

UNOFFICIAL COPY

Quit Claim Deed

ILLINOIS STATUTORY

MAIL TO:

Willie D. Diggs
14314 Irving Ave.
Dolton, IL 60419

NAME & ADDRESS OF TAXPAYER:

Willie D. Diggs
14314 Irving Ave.
Dolton, IL, 60419



2408907027

Doc# 2408907027 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 3/29/2024 2:53 PM
PAGE: 1 OF 4

THE GRANTOR, JJ&NN Plus, a limited liability company of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEYS AND QUIT CLAIMS TO Willie D. Diggs, of the State of Illinois, all interest in the following described real estate situation in the County of Cook, in the State of Illinois, to wit:
(LEGAL DESCRIPTION)

LOT 11 IN GREENWOOD ESTATES, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JANUARY 13, 1970 AS DOCUMENT NUMBER 2487779.

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

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever.



Permanent Index Number(s): 29-13-104-011-0000

Property Address: 15637 Madison, Dolton, IL 60419

Dated this day of February, 2023

VILLAGE OF DOLTON
WATER / REAL PROPERTY TRANSFER TAX No. 27149
ADDRESS 15637 Madison
ISSUE 5-15-24 EXPIRED 4-13-29
AMT. 50.00
TYPE Quit claim JJ&NN Plus
VILLAGE CONTROLLER

X Norman Whiter-Hill
Norman Whiter-Hill, Manager of JJ&NN Plus

| REAL ESTATE TRANSFER TAX | | 29-Mar-2024 |
|---|-----------|-------------|
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |

29-13-104-011-0000 | 20240301662228 | 0-203-380-272

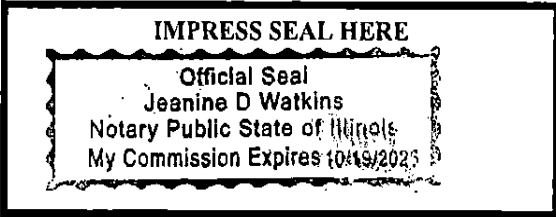
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Norman Whiter-Hill of JJ&NN Plus, personally known to me to be the same person whose name is 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 notarial seal this 03 day of 12, 2024

Notary Public
My commission expires on 10-19-2026



If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:
Keith Fenceroy
Fenceroy Law Office
Keith Fenceroy
3047 N Lincoln Ave
400
Chicago, IL 60657

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 31-45, PROPERTY TAX CODE.

EXEMPT UNDER PROVISIONS OF PARAGRAPH
(e) 35 ILCS 200/31-45, PROPERTY TAX CODE
AND COOK COUNTY ORD. 93-0-28 PAR ()

DATE: 3-12-2024

Norman Whiter Hill
Signature of Buyer, Seller or Representative.

This conveyance must contain the name and address of the Grantee for tax billing purposes (55ILCS 5/3-5020) and the name and address of the person preparing the instrument, (55ILCS 5/3-5022)

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JJ and NN Plus LLC

November 1, 2023

JJ and NN Plus, LLC Resolution to Sell or Buy or Transfer

The undersigned, Norman Whiter-Hill, Manager of JJ and NN Plus LLC., an Illinois LLC, does hereby certify that at a meeting of the Manager(s) adopted the following resolution, which has not been modified or rescinded:

RESOLVED, that the LLC buy or sell or transfer the property located at 15637 Madison, Dolton, IL 60419 in accordance with the terms of the Contract of Sale and that the closing documents in connection therewith be in such form as of the corporation may deem advisable; and that the Manager of the LLC be authorized to execute and deliver such documents.

It is so confirm that the name below has signatory authorization to buyer or sell said property.



Norman Whiter-Hill, Manager

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: 3 | 12 | 2024

SIGNATURE: Norman Haidenhill
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:

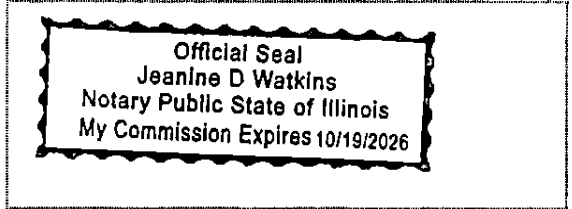
Jeanine D Watkins

By the said (Name of Grantor): J&NN Plus LLC

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 12 | 2024

NOTARY SIGNATURE: Jeanine D Watkins



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 | 12 | 2024

SIGNATURE: Willie D Diggs
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:

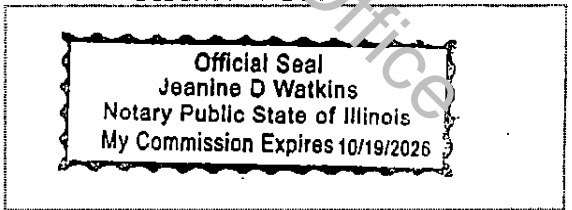
Jeanine D Watkins

By the said (Name of Grantee): Willie D. Diggs

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 12 | 2024

NOTARY SIGNATURE: Jeanine D Watkins



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)**)