

QUIT CLAIM DEED

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ILLINOIS

Doc#: 2409524012 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/4/2024 9:11 AM Pg: 1 of 3

Dec ID 20240301658471
ST/Co Stamp 0-633-304-624 ST Tax \$0.00 CO Tax \$0.00

Accommodation recording only;
document not reviewed and
no insurance provided

3177346

Above Space for Recorder's Use Only

THE GRANTOR Christopher M. Andrea, a married man of the City of Tinley Park, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS to TCA Properties, LLC, an Illinois Limited Liability Company, the following described Real Estate, situated in the County of Cook in the State of Illinois to wit:

See page 2 for legal description attached here to and made part hereof,

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

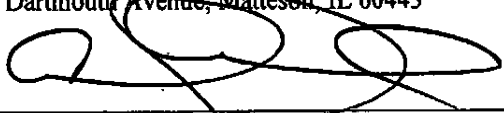
SUBJECT TO: General taxes for 2023 and subsequent years; Covenants, conditions and restrictions of record, if any

Permanent Real Estate Index Number: 31-20-205-009-0100

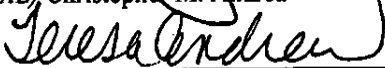
Address of Real Estate:

847 Dartmouth Avenue, Matteson, IL 60443

The date of this deed of conveyance is the 18th day of March, 2024.



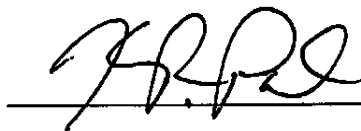
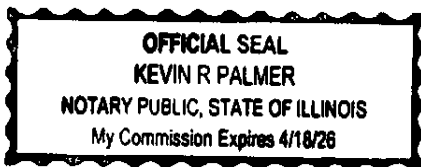
(SEAL) Christopher M. Andrea



(SEAL) Teresa Andrea (for the sole purpose of waiving homestead rights)

State of Illinois, County of Will SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christopher M. Andrea is 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 he signed, sealed and delivered the said instrument as his 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 18th day of March, 2024.



Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as:

847 Dartmouth Avenue, Matteson, IL 60443

Legal Description:

LOT 99, IN GLENRIDGE FIRST ADDITION TO MATTESON, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20 AND THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

Exempt under provisions of
Paragraph e Section 13-45,
Property Tax Code

3/20/07 K.P.P.
Date Buyer, Seller or Representative

<p>This instrument was prepared by Kevin Palmer 7645 Brookside Glen Drive Tinley Park, IL 60487</p>	<p>Send subsequent tax bills to: TCA Properties, LLC 17706 Bayberry Lane Tinley Park, IL 60487</p>	<p>Reorder-mail recorded document to: TCA Properties, LLC 17706 Bayberry Lane Tinley Park, IL 60487</p>
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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 | 18 | 2024

SIGNATURE: [Signature]
GRANTOR or AGENT

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

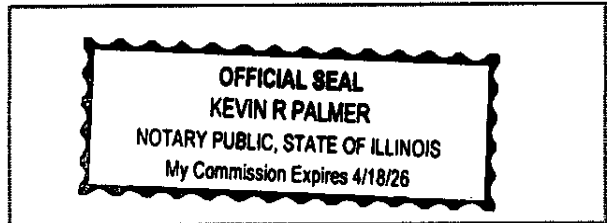
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Christopher M. Andrea

On this date of: 03 | 18 | 2024

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 | 18 | 2024

SIGNATURE: [Signature]
GRANTEE or AGENT

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

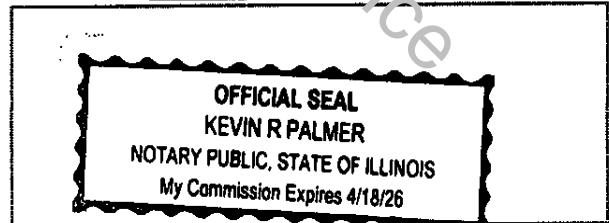
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): TCA Properties, LLC

On this date of: 03 | 18 | 2024

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)**)