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AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 572038036-81208475

Doc#: 2409614015 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/5/2024 9:08 AM Pg: 1 of 4
Dec ID 20240401670926

Name & Address of Preparer:
Courtney Elizabeth Dec, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Name & Address of Taxpayer:
Henry Benjamin and Henry Benjamin II
100 Park Avenue, Unit 614
Calumet City, IL 60409

Parcel ID No.: 29-24-100-018-1123

QUIT CLAIM DEED

THIS DEED made and entered into on this 5 day of MARCH, 2024, by and between **Henry Benjamin, married, joined in execution by his spouse, Cheryl Kirkland**, a mailing address of 100 Park Avenue, Unit 614, Calumet City, IL 60409, hereinafter referred to as Grantor(s) and **Henry Benjamin, a married man, as to an undivided 90% interest and Henry Benjamin II, a single man, as to an undivided 10% interest, as tenants in common**, a mailing address of 100 Park Avenue, Unit 614, Calumet City, IL 60409, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, ILLINOIS:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 100 Park Avenue, Unit 614, Calumet City, IL 60409

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

Prior instrument reference: Document Number: 20171101657808, Recorded: 11/30/2017

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

REAL ESTATE TRANSFER TAX
66405 3/27/24
MM
Calumet City • City of Homes \$

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AFFIX TRANSFER TAX STAMP
OR
"Exempt under provisions of Paragraph e"
Section 31-45; Real Estate Transfer Tax Act

3-6-2024
Date

[Signature]
Signature of Buyer, Seller or Representative

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 6th day of MARCH, 2024.

[Signature]
Henry Benjamin
[Signature]
Cheryl Kirkland

STATE OF ILLINOIS
COUNTY OF COOK

This instrument was acknowledged before me on 6th day of FEBRUARY, 2024 by Henry Benjamin and Cheryl Kirkland.

[Signature]
Notary Public
My commission expires: SEPTEMBER 20, 2025



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT A LEGAL DESCRIPTION

The following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

UNIT 614 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 8 EXCEPTING THEREFROM THAT PORTION LYING ABOVE A HORIZONTAL PLANE FROM AN ELEVATION OF 609.13 USCS DATUM REFERENCED TO A BENCH MARK BEING THE GRASS PLUG AT CENTERLINE OF INTERSECTION OF 159 THE STREET AND PAXTON AVE ELEVATION 601.02 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING IN THE SOUTHWEST CORNER OF SAID LOT 2 THENCE NORTH 18 DEGREES 15 MINUTES 2 SECONDS WEST 29 FEET ALONG THE WEST LINE OF SAID LOT 2 THENCE NORTH 71 DEGREES 44 MINUTES 52 SECONDS EAST 34 FEET THENCE SOUTH 18 DEGREES 15 MINUTES 8 SECONDS EAST 27 FEET TO THE SOUTH LINE OF SAID LOT 2 THENCE SOUTH 71 DEGREES 44 MINUTES 52 SECONDS EAST 34.37 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY OF RIVER OAKS WEST UNIT 1 BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 24 AND THAT PART OF LOT 4 LYING NORTH OF THE LITTLE CALUMET RIVER IN THE SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 8, 1971 AS DOCUMENT 21704184 WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST CO. TRUSTEE UNDER TRUST 21073 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT 21712326 AS AMENDED TOGETHER WITH AN UNDIVIDED .57 PERCENTAGE INTEREST IN SAID PARCEL EXCEPTING THEREFROM ALL OF THE LAND AND SPACE COMPRISING THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY, IN COOK COUNTY, ILLINOIS.

APN: 29-24-100-018-1123

PROPERTY COMMONLY KNOWN AS: 100 Park Avenue, Unit 614, Calumet City, IL 60409

Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

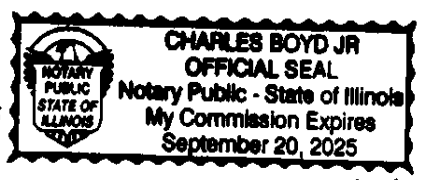
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 3-6-, 2024.

Signature: _____
Grantor, or Agent

Subscribed and sworn to before me by Henry Benjamin as the said Grantor or Agent, this 6 day of March, 2024.

Charles Boyd Jr
Notary Public
My commission expires: SEPTEMBER 20, 2025



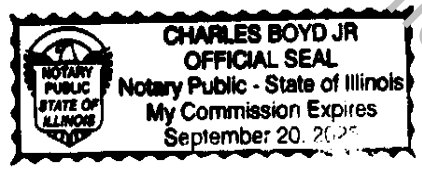
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated 3-6-, 2024.

Signature: _____
Grantee, or Agent

Subscribed and sworn to before me by Henry Benjamin as the said Grantee or Agent, this 6 day of March, 2024.

Charles Boyd Jr
Notary Public
My commission expires: SEPTEMBER 20, 2025



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.)