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Date 4/29/2024 10:50 AM Pg: 1 of 4
Dec ID 20240401689400

NAME AND ADDRESS OF TAXPAYER:
John James and Courtney James
790 South Westgate Road
Des Plaines, IL 60016

This document prepared by:
Courtney E. De, Esq.
8940 Main Street
Clarence, NY 14021
866-333-3081

Parcel ID No.: 09-18-312-015-0000

3281428A 1st QUITCLAIM DEED

THIS DEED made and entered into on this 14 day of December 2023 by and between **JOHN JAMES and COURTNEY JAMES F/K/A COURTNEY LEWELLYN, husband and wife, not in tenancy in common, but in joint tenancy**, residing at 790 South Westgate Road, Des Plaines, IL 60016, hereinafter referred to as Grantor(s) and **JOHN JAMES and COURTNEY JAMES, husband and wife, as joint tenants with right of survivorship and not as tenants in common**, residing at 790 South Westgate Road, Des Plaines, IL 60016, 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, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 790 South Westgate Road, Des Plaines, IL 60016

"Exempt under provision of Paragraph E"

Section 31-45; Real Estate Transfer Tax Act

December 14, 2023
Date

[Signature]
Signature of Buyer, Seller or Representative Jena Burgess

Exempt deed or instrument
eligible for recordation
without payment of tax.

10960 4/24/2024
City of Des Plaines

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

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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.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 14 day of December, 2022

John James
JOHN JAMES

Courtney James F/K/A Courtney Lewellyn
COURTNEY JAMES F/K/A
COURTNEY LEWELLYN

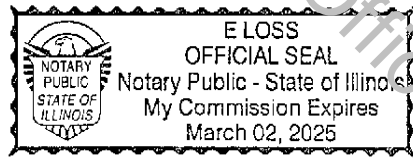
STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on this 14 day of December, 2022 by **JOHN JAMES and COURTNEY JAMES F/K/A COURTNEY LEWELLYN.**

[Signature]
(Signature of Notary Public)

Print Name: E. Loss

My commission expires: 03/02/2025



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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.

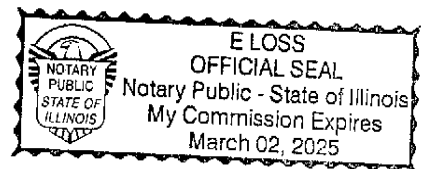
Dated December 14, 2023.

*Courtney James P/K/A
Courtney Jewell*

Signature: *John James*
Grantor, or Agent

Subscribed and sworn to before me by the said John James & Courtney James P/K/A Courtney Jewell this 14 day of December, 2023.

John James
Notary Public
My commission expires: 03/02/2025



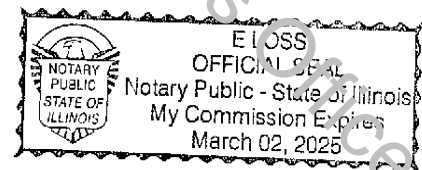
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 December 14, 2023.

Signature: *John James Courtney James*
Grantee, or Agent

Subscribed and sworn to before me by the said John James & Courtney James this 14 day of December, 2023.

John James
Notary Public
My commission expires: 03/02/2025



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.)

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EXHIBIT A LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 15 IN DES PLAINES MANOR, BEING A RESUBDIVISION OF PARTS OF LOTS 3 AND 4 IN CIRCUIT COURT COMMISSIONERS PARTITION OF THE LAND OF CHRIST MOELLER ESTATE IN FRACTIONAL SOUTH WEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel ID Number: 09-18-312-015-0000

Property commonly known as: 790 South Westgate Road, Des Plaines, IL 60016

Property of Cook County Clerk's Office