

UNOFFICIAL COPY

Doc#: 2412024566 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 4/29/2024 4:01 PM Pg: 1 of 5

Dec ID 20240401678115
ST/Co Stamp 1-991-395-632 ST Tax \$0.00 CO Tax \$0.00

When Recorded Return To:
Title Clearing & Escrow, LLC
6102 South Memorial Drive
Tulsa, OK 74133
TCE-329124-IL

QUITCLAIM DEED

THIS QUITCLAIM DEED dated this 22 day of FEBRUARY 2024 between, **First Guaranty Mortgage Corporation**, with an address of 15480 Laguna Canyon Rd, Irvine, CA 92618, First Party; AND **ReDirect1 LLC**, with a tax mailing address of 425 South Financial Place, Suite 2000, Chicago, IL 60605, Second Party;

THAT, for and for consideration of ONE DOLLAR AND NO/100 (\$1.00), the receipt of which is hereby acknowledged, the First Party has conveyed, transferred, 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: 1135 E 173RD PL SOUTH HOLLAND, IL 60473
Parcel No.: 29-26-107-058-0000

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: 2/22/24



Buyer, Seller or Representative

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IN WITNESS WHEREOF, the Parties have hereunto set their hands, this 22 of ^{FEBRUARY} 2024.

First Guaranty Mortgage Corporation

By: *Michael Brooks*

Name: Michael Brooks

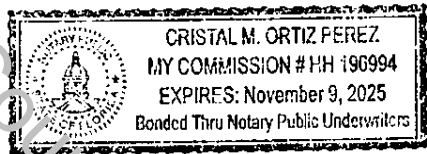
Title: REO Closer

STATE OF _____)
) SS.
COUNTY OF _____)

Before me, the undersigned, a Notary Public, in and for said County and State, on this, 22 day of ~~FEBRUARY~~ ^{FEBRUARY}, 2024, before me by means of 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 Closer** and acknowledged to me that Michael Brooks executed the same as **REO Closer** 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. Given under my hand and seal the day and year last above written.

Cristal M. Ortiz Perez
Notary Public

My Commission Expires: 11/9/25



Drafted by:

Title Clearing & Escrow, LLC
6102 South Memorial Drive
Tulsa, OK 74133

Mail Tax Statements To:
ReDirect1 LLC
425 South Financial Place, Suite 2000
Chicago, IL 60605

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT "A"

LOT 63 IN THORN LAKE HOMES FIRST ADDITION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTH EAST 1/4 AND PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE 1/3 PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §56 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: 4 | 15 | 2024

SIGNATURE: _____
GRANTOR or AGENT

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

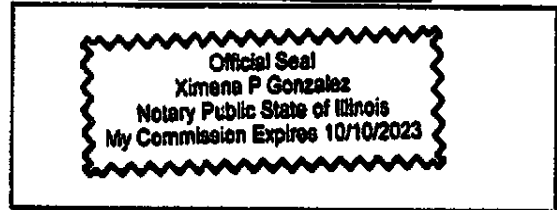
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): _____

On this date of: _____

NOTARY 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: 4 | 15 | 2024

SIGNATURE: _____
GRANTEE or AGENT

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

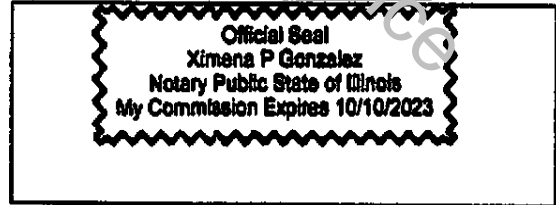
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): _____

On this date of: _____

NOTARY 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)**)

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **First Guaranty Mortgage Corporation**

Telephone No.: **(773)-384-1200**

Attorney or Agent: **N/A**

Telephone No.: **N/A**

Property Address: **1135 East 173rd Place
South Holland, IL 60473**

Property Index Number (PIN): **29-26-107-058-000**

Date of Issuance: **4/17/2024**

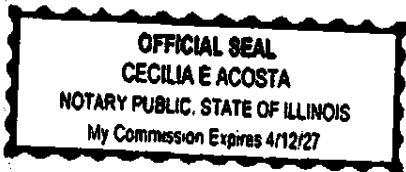
State of Illinois)
County of Cook)

This instrument was acknowledged before
me on April 17th, 2024 by
Cecilia E Acosta

Cecilia E Acosta
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND

By: Mitchell Waddell
Deputy Village Clerk or representative



[SEAL]

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.