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Doc#: 2413528180 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/14/2024 12:23 PM Pg: 1 of 4

Dec ID 20240501600336

City Stamp 1-787-312-432 City Tax \$0.00

ILLINOIS QUIT CLAIM DEED

(Individual to Individual(s))

For Office Use Only

Prepared By:

Law Office of Theodore London
c/o Theodore London
1718 East 87th Street
Chicago, Illinois 60617

Return To:

PRINCE TANUE DAVID
135 Oriole Road
Matteson, Illinois 60443

STATE OF ILLINOIS)
) ss. Case No. 2022P002355
COUNTY OF COOK)

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, We:

Name: **ESTATE OF TANUE KOLUBAH**
Address: 1708 South Ashland Avenue
City/State/Zip: Chicago, Illinois 60608

Married Unmarried

PRINCE TANUE DAVID, not personally but as the Independent Administrator of The Estate of **TANUE KOLUBAH** deceased, by virtue of an Order Appointing Representative of Decedent's Estate, issued to Him by the Probate Court of Cook County, State of Illinois, in Case NO. 2022P002355, hereinafter referred to as "Grantor(s)", does hereby CONVEY and QUITCLAIM unto, **PRINCE TANUE DAVID** of Matteson, IL, ALL right, title and interest in the following described tract or parcel of real estate, lying and being situated in COOK County, ILLINOIS to-wit:

Parcel No. 20-20-402-041-0000
Property Address: 6742 South Carpenter
Chicago, Illinois 60621

Legal Description:

LOT EIGHTEEN (18) IN BLOCK TWO (2) IN LEES' SUBDIVISION OF THE WEST HALF (W ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY (20), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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LESS AND EXCEPT all oil, gas and minerals, on and under the above-described property owned by Grantor, if any, which are reserved by Grantor.

This conveyance is **SUBJECT** to all easements, roadways, servitudes, restrictive covenants and oil, gas and other mineral reservations, exceptions, conveyances and leases of record or obvious on reasonable inspection of the subject property.

Ad valorem taxes as of the date of sale have been prorated between Grantor and Grantees and are assumed by Grantees herein.

Date: 13th day of June 2023

Prince Tanue David (adm)
Signature Heir at Law

PRINCE TANUE DAVID

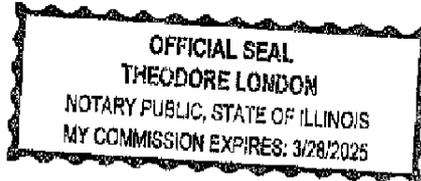
Prince Tanue David
Printed Name

STATE OF ILLINOIS)
COUNTY OF COOK)

I, THEODORE LONDON, a Notary Public in aforesaid county and state, certify that PRINCE TANUE DAVID, personally known to me to be the person(s) 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 a free and voluntary act for the uses and purposes therein set forth with full knowledge, of the ramifications of the execution of this document.

Given under my hand and official seal this 13th of June 2023.

[Signature]
Notary Public
My Commission Expires March 28, 2025



Send future Tax Bills to:
PRINCE TANUE DAVID
135 Oriole Road
Matteson, Illinois 60443

Exempt under provisions of Paragraph E, Section 31-45
Real Estate Transfer Act

6/13/23
Date Representative

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

REAL ESTATE TRANSFER TAX	10-May-2024
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-20-402-041-0000 | 20240501600336 | 1-787-312-432

* Total does not include any applicable penalty or interest due.



Property of Cook County Clerk's Office

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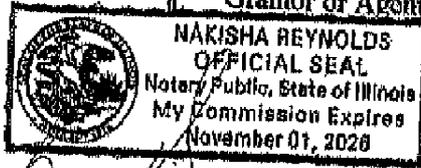
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of 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 6/13/23

Signature: *Nakisha Reynolds*
Grantor or Agent

Subscribed and sworn to before me by the said AGENT dated 6/13/23



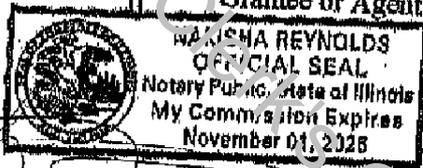
Notary Public *Nakisha Reynolds*

The grantee or 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 6/13/23

Signature: *Nakisha Reynolds*
Grantee or Agent

Subscribed and sworn to before me by the said AGENT dated 6/13/23



Notary Public *Nakisha Reynolds*

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.