

# UNOFFICIAL COPY

Doc#: 2415102159 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 5/30/2024 1:00 PM Pg: 1 of 6

Dec ID 20240501616427  
ST/Co Stamp 1-140-077-872 ST Tax \$0.00 CO Tax \$0.00  
City Stamp 0-246-076-720 City Tax \$0.00

This Instrument Prepared By:  
THOMAS ALLEGOOD II, Bar No. 6340756  
o/b/o BC LAW FIRM, P.A.  
1521 CONCORD PARK SUITE 301  
WILMINGTON, DE 19803

Recordation Requested By/Return to:  
CADENCE NATIONAL TITLE, LLC  
17300 DALLAS PARKWAY, SUITE 3040  
DALLAS, TX 75248  
File No. CAD-1062-IL

FOR RECORDER'S USE ONLY

## QUITCLAIM DEED

THIS QUITCLAIM DEED executed this 29<sup>th</sup> day of MARCH, 2024, by first party TERRY RAIFORD AND ARLEANDER V. RAIFORD, NOT AS TENANTS IN COMMON OR JOINT TENANTS, BUT AS TENANTS BY THE ENTIRETY to second party, TERRY RAIFORD, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, of 11801 S. EMERALD AVE, CHICAGO, IL 60628.

WITNESSETH, That the said first party, for Ten Dollars (\$10.00) and other good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby convey and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described real estate in the County of COOK, State of Illinois, to wit:

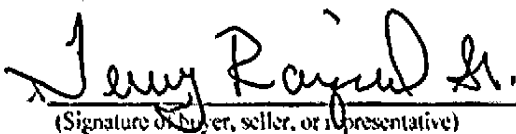
LOT 36 (EXCEPT THE SOUTH 5 FEET THEREOF) IN BLOCK 3 IN KNEILAND AND WRIGHT'S SECOND ADDITION TO WEST PULLMAN SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

APN: 25-21-329-001-0000

PROPERTY ADDRESS: 11801 S. EMERALD AVE, CHICAGO, IL 60628

This instrument was prepared without the benefit of a title examination.

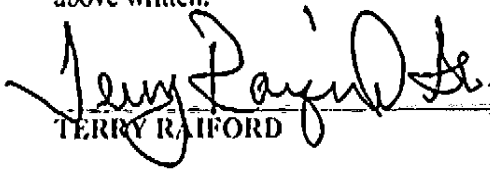
EXEMPT FROM TRANSFER TAX: CODE NUMBER (35ILCS 200-31-45) E

  
(Signature of Buyer, seller, or representative)

3/29/24  
(Date)

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IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

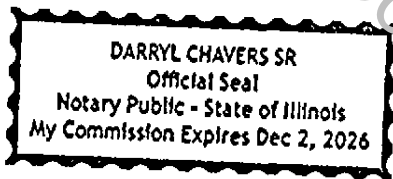
  
TERRY RAIFORD

  
ARLEANDER V. RAIFORD

STATE OF ILLINOIS )  
COUNTY OF Cook ) SS.

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that TERRY RAIFORD AND ARLEANDER V. RAIFORD, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal this date, 3-29, 2024

(seal)





Notary Public  
My Commission Expires: 12-2-2026

Send Tax Notices to:  
TERRY RAIFORD  
11801 S. EMERALD AVE  
CHICAGO, IL 60628


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Exempt under provisions of 35 ILCS 200/, Sec. 31-45, Para. _____ Real Estate Transfer Tax Law.	
<u>3/29/24</u> Date	<u>Jerry Payne, Sr.</u> Buyer, Seller or Representative
OR DOCUMENTARY STAMPS	

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office



REAL ESTATE TRANSFER TAX	30-May-2024
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

25-21-329-001-0000 | 20240501616427 | 0-246-076-720

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		30-May-2024
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
25-21-329-001-0000	20240501616427	1-140-077-872

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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 March 29, 2024

Signature: *Terry Raymond Sr.*  
*Alexander V. Raiford*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Terry Raiford and Alexander V. Raiford  
This 29th day of MARCH, 2024  
Notary Public *[Signature]*

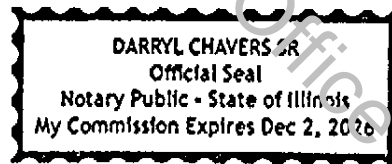


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date March 29, 2024

Signature: *Terry Raiford*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Terry Raiford  
This 29th day of MARCH, 2024  
Notary Public *[Signature]*



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.)