

# UNOFFICIAL COPY

Doc#: 2415702146 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/5/2024 10:50 AM Pg: 1 of 6

Dec ID 20240601621086

## AFTER RECORDING RETURN TO:

First Source Title Agency, Inc.  
7717 Victory Lane  
Suite B  
North Ridgeville, OH 44039  
File No. FS2403107120

## NAME AND ADDRESS OF TAXPAYER:

Catrina M. Bragg and Dale Bragg  
15319 Chicago St, Apartment 2  
Dolton, IL 60419

This document prepared by:

Courtney E. Dec, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

Parcel ID No.: 29-10-423-041-1002

## QUITCLAIM DEED

THIS DEED made and entered into on this 15 day of May, 2024, by and between **G & B Property Management Inc., an Illinois Corporation**, located at 15319 Chicago St., Apartment 2 Dolton, IL 60419, hereinafter referred to as Grantor(s) and **Catrina M. Bragg a married woman**, residing at 15319 Chicago St., Apartment 2, Dolton, IL 60419, 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: 15319 Chicago St., Apartment 2, Dolton, IL 60419

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"Exempt under provision of Paragraph E"

Section 31-45; Real Estate Transfer Tax Act

5-15-2024  
Date

[Signature]  
Signature of Buyer, Seller or Representative

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

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 15 day of May, 2024

G & VB Property Management Inc, an Illinois Corporation

[Signature]  
Name: **Catrina Bragg**  
Title: **President**

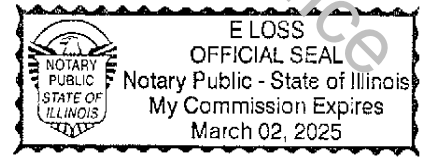
STATE OF Illinois  
COUNTY OF Cook

This instrument was acknowledged before me on 15 day of May, 2024 by Catrina Bragg, as President of G & VB Property Management Inc, an Illinois Corporation.

[Signature]  
(Signature of Notary Public)

Print Name: [Signature]

My commission expires: 07/02/2025



VILLAGE OF DOLTON  
REAL PROPERTY TRANSFER TAX No. 27292  
ADDRESS 15319 Chicago Rd  
DATE 6-11-24 EXEMPT 7421  
AMOUNT 50.00  
E. Quit Claim [Signature]  
C.H.

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IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 15 day of May, 2024.

G & VB Property Management Inc, an Illinois Corporation

Dale Bragg  
Name: **Dale Bragg**  
Title: **Secretary**

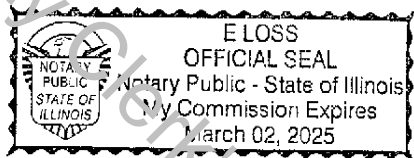
STATE OF Illinois  
COUNTY OF Cook

This instrument was acknowledged before me on 15 day of May, 2024 by Dale Bragg, as Secretary of G & VB Property Management Inc, an Illinois Corporation.

[Signature]  
(Signature of Notary Public)

Print Name: E. Lott

My commission expires: 03/02/2025



PROPERTY OF Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

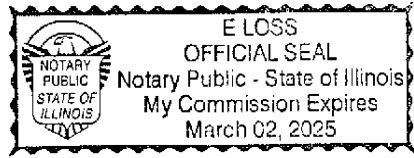
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 May 15, 2024.

Signature: *Catharina Baagg*  
Grantor, or Agent

Subscribed and sworn to before me by the said Catharina Baagg this 15, day of May, 2024.

Notary Public  
My commission expires: 03/02/2025



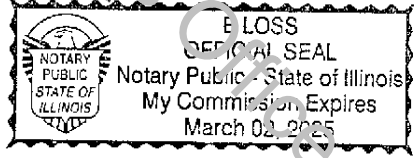
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 May 15, 2024.

Signature: *Catharina Baagg*  
Grantee, or Agent

Subscribed and sworn to before me by the said Catharina Baagg this 15, day of May, 2024.

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 following described property in the County of Cook, State of Illinois, to-wit:

Unit 2 together with its undivided percentage interest in the common elements in Coach House Condominium as delineated and defined in the Declaration recorded as Document Number 21897146, in the West 1/2 of the Southeast 1/4 of Section 10, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel ID Number: 29-10-423-041-1002

Property commonly known as: 15319 CHICAGO ST Apartment 2, Dolton, IL 60419

Property of Cook County Clerk's Office

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## PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

60497  
15th St. Morris Ave. D. being duly sworn on oath, states that She resides at 15th St. Morris Ave. D. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; - OR - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Auth M Bryan

SUBSCRIBED and SWORN to before me

this 15 day of May, 2014

