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Prepared By:

Juantina Binford

129 S. Maple
Hillside IL 60162

After Recording Return To:

129 South Maple Avenue

Hillside, Illinois 60162

Juantina Binford



Doc# 2416610035 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 6/14/2024 2:06 PM

PAGE: 1 OF 5

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On December 8, 2023 THE GRANTOR(S),

- James Hubert, a married person

for and in consideration of: \$15,000.00 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Juantina Binford, a single person, residing at 129 S Maple Avenue, Hillside, Cook County, Illinois 60162

the following described real estate, situated in 129 S Maple Avenue, Hillside, in the County of Cook, State of Illinois

Legal Description:

Lot 20 and the north 25 feet of Lot 19 IN BLOCK 1 IN BOEGERS SECOND ADDITION TO HILLSIDE, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 17. TOWNSHIP 39 NORTH, RAND 12, EAST OF THE THIRD PRINCIPAL MERIDIAN N COOK COUNTY, ILLINOIS COMMONLY KNOWN AS 129 SOUTH MAPLE AVENUE, HILLSIDE ILLINOIS 60162 TAX ID 15-17-302-033

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs

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and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Tax Parcel Number: 15-17-302-033-0000

Mail Tax Statements To:
Juantina Binford
129 South Maple Avenue
Hillside, Illinois 60162

[SIGNATURE PAGE FOLLOWS]

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-4
sub par. E and Cook County Ord. 93-0-27 par. 4

Date 6-14-2024 Sign. Juanita Binford

VILLAGE OF HILLSIDE

CP 1-08-2024



722164 REAL ESTATE TRANSFER TAX
129 S Maple

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Grantor Signatures:

DATED: December 22, 2023

James Hubert

James Hubert
4346 Warren Avenue Apt 1N
Hillside, Illinois, 60162

STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 22 day of December,
2023 by James Hubert.



Katiria M. Garcia
Notary Public

Client Relation Consult
Title (and Rank)

My commission expires September 22, 2027

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 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: 2/12/2024

SIGNATURE: [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:

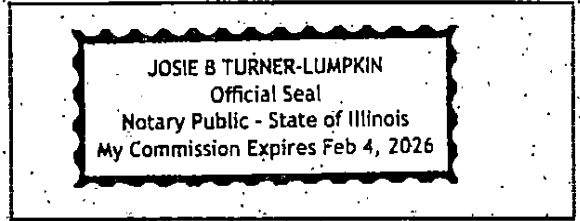
By the said (Name of Grantor): Juanita Binford

On this date of: Feb 12, 2024

NOTARY SIGNATURE: [Signature]

Josie B Turner-Lumpkin

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: 6/14/2024

SIGNATURE: [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): Juanita Binford

On this date of: June 14th 2024

NOTARY SIGNATURE: [Signature]

Isaac Korytny

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)**

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REAL ESTATE TRANSFER TAX

14-Jun-2024



COUNTY:
ILLINOIS:
TOTAL:

0.00
0.00
0.00

15-17-302-033-0000

20240101609129

1-404-329-264

Property of Cook County Clerk's Office