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2421808026

Doc# 2421808026 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 8/5/2024 2:31 PM

PAGE: 1 OF 6

Property of Cook County Clerk's Office

RECORDING COVER SHEET

DEED

ASSIGNMENT

RELEASE

SUBORDINATION AGREEMENT

AMENDMENT

OTHER _____

David H. Patterson Jr
503 Black Branch Way
Bowie Maryland 20721

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QUIT CLAIM DEED

THIS INDENTURE, made on the 11th day of July, 2024, by **MACORP REAL ESTATE HOLDINGS, LLC**, hereinafter referred to as Grantor, and duly authorized to transact business in the State of Illinois, party of the first part, and **DAVID H. PATTERSON, JR.**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the party of the second part, does REMISE, RELEASE, ALIENATE AND CONVEY unto the party of the second part, **DAVID H. PATTERSON, JR.** and his heirs and assigns, FOREVER, all the following described real estate, situated in the County of **COOK**, State of Illinois known and described as follows, to wit:

Lot 1 in Block 6 in Katherine Hoffman's Subdivision of the South 1/2 of the North 1/2 of the South 1/2 of the South 1/2 of the Northeast 1/4 of Section 28, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part **DAVID H. PATTERSON, JR.** and his heirs and assigns forever.


And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second **DAVID H. PATTERSON, JR.** and his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND as to matters of title.



Permanent Real Estate Numbers: **20-28-224-020-0000.**

Address of the Real Estate: **7414 S Princeton Ave, CHICAGO, IL 60621**

Exempt under provisions of Paragraph E, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45)

8/15/2024 Kimla Hulsz, Rosa
 Date Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		05-Aug-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		05-Aug-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-28-224-020-0000 | 20240801671677 | 1-970-222-896

* Total does not include any applicable penalty or interest due

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Authorized Agent, the day and year first above written.

MACORP REAL ESTATE HOLDINGS, LLC,

Kamla Hodges Ronan

BY: KAMLA HODGES RONAN
ITS: MEMBER

Prepared by

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

David H. Patterson Jr

503 Black Branch Hwy

Bowie Maryland 20721

STATE OF Illinois

COOK COUNTY

On this date, before me personally appeared Kamla G. Hodges-Ronan who acknowledged that she/he executed the same as her/his free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Illinois aforesaid, this 11th day of July, 2024.

Christiana C Gonzalez
Notary Public Christiana C Gonzalez

My term Expires: 12/04/2027

Christiana C Gonzalez



x Kamla Hodges Ronan

"This is an original document"

x Kamla Hodges Ronan

State of Illinois - County of Cook

This instrument was acknowledged before me on July-11-2024 (Date)

By Kamla G Hodges-Ronan

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Authorized Agent, the day and year first above written.

MACORP REAL ESTATE HOLDINGS, LLC,

David Patterson 07/13/2024

BY: DAVID PATTERSON
ITS: MEMBER

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

David H. Patterson, JR
503 Black Branchway
Bowie Maryland 20721

STATE OF Maryland

Prince George's COUNTY

On this date, before me personally appeared David H. Patterson who acknowledged that she/he executed the same as her/his free act and deed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Maryland aforesaid, this 13th day of July, 2024.

Notary Public

My term Expires: 03/25/2028

GEORGE E. OKAI
NOTARY PUBLIC
PRINCE GEORGE'S COUNTY
MARYLAND
MY COMMISSION EXPIRES MARCH 25, 2028

This is an original document
Kamla Hodges-Ronan

State of Illinois - County of Cook
This instrument was acknowledged before me on Aug 1 2024 (Date)
By Kamla G Hodges-Ronan

UNOFFICIAL COPY

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: August 1, 2024

SIGNATURE: Kamla Hodges-Ronan
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:

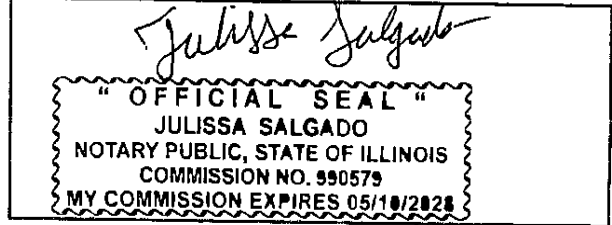
By the said (Name of Grantor): Kamla G Hodges-Ronan

Julissa Salgado

AFFIX NOTARY STAMP BELOW

On this date of: 08 | 01 | 2024

NOTARY SIGNATURE: Julissa Salgado



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: _____, 20

SIGNATURE: _____
GRANTEE or AGENT

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

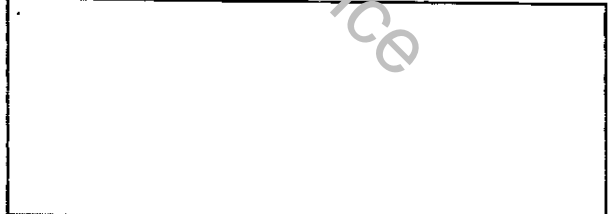
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): _____

On this date of: _____, 20

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)**

This is an original document
Kamela Hodges Roman

State of Illinois - County of Cook
This instrument was acknowledged before me on Aug 1 2024 (Date)
By Kamela G. Hodges - Roman

UNOFFICIAL COPY

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: August 1 1, 20 24

SIGNATURE: Kamela Hodges Roman
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:

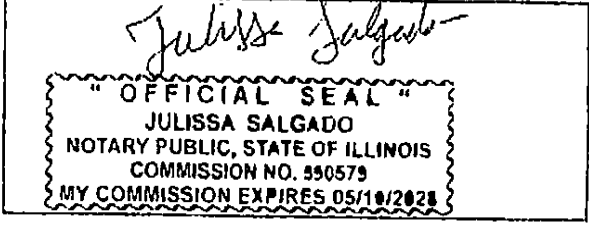
Julissa Salgado

By the said (Name of Grantor): Kamela G. Hodges - Roman

AFFIX NOTARY STAMP BELOW

On this date of: 08 10 1, 20 24

NOTARY SIGNATURE: Julissa Salgado



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: 08 10 2, 20 24

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:

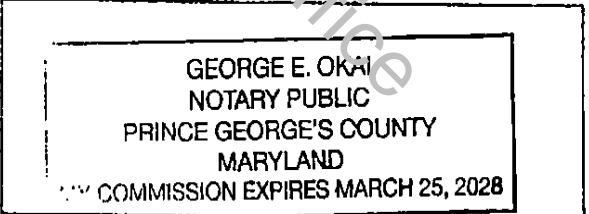
George E. Okai

By the said (Name of Grantee): David H. Patterson

AFFIX NOTARY STAMP BELOW

On this date of: 08 10 2, 20 24

NOTARY SIGNATURE: [Signature] 08/02/2024



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.

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