

UNOFFICIAL COPY



2423407016

When Recorded Return To:
Indecomm Global Services
1427 Energy Park Drive
St. Paul, MN 55108

Doc# 2423407016 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 8/21/2024 10:56 AM
PAGE: 1 OF 7

Instrument Prepared By:
Kevin T. Kavanaugh, Esq.
3331 W. Big Beaver, Ste. 109
Troy, MI 48084
Licensed in IL, Bar ID No. 6280331

Mail Tax Statements To:
Lawrence N. Hill and Anita J. Hill
7112 S Luella Ave
Chicago, IL 60649

Tax Parcel ID Number:
20-25-202-012-0000

Order Number:
73968978

Rec. 3rd

QUITCLAIM DEED

82490911

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: *Lawrence N. Hill*, date *4/13/2024*
LAWRENCE N. HILL

Dated this *13th* day of *June*, 20*24*. WITNESSETH, that, LAWRENCE N. HILL and ANITA J. HILL, married to each other, whose address is 7112 S Luella Ave, Chicago, IL 60649, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto LAWRENCE N. HILL, as Trustee of the LAWRENCE N. HILL TRUST, under trust agreement, dated February 19, 2007 and ANITA J. HILL, as Trustee of the ANITA J. HILL TRUST, under Trust Agreement, dated February 19, 2007, whose address is 7112 S Luella Ave, Chicago, IL 60649, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 7112 S Luella Ave, Chicago, IL 60649, and legally described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF



PCL 73968978 QC201 01 01 04

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Assessor's Parcel Number: 20-25-202-012-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor on the date first written above.

Lawrence N. Hill
LAWRENCE N. HILL

Anita J. Hill
ANITA J. HILL

STATE OF Illinois

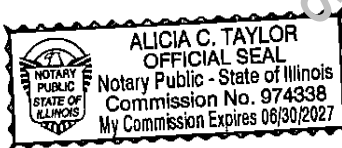
COUNTY OF Cook

ss.

I, Alicia C Taylor, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that LAWRENCE N. HILL, and ANITA J. HILL, personally known to me to be the same person(s) whose name(s) 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.

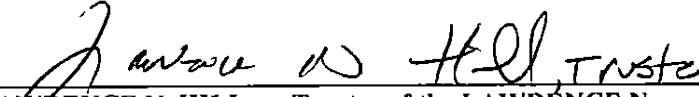
Given under my hand official seal this 13th day of June 20 24.

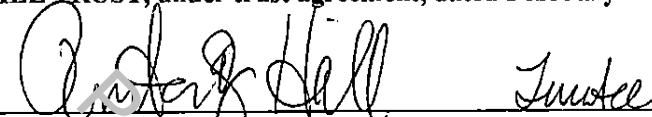
Alicia C Taylor
Notary Public Alicia C Taylor
My Commission Expires: 06/30/2027






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The transfer of title and conveyance herein is hereby accepted by LAWRENCE N. HILL, as Trustee of the LAWRENCE N. HILL TRUST, under trust agreement, dated February 19, 2007 and ANITA J. HILL, as Trustee of the ANITA J. HILL TRUST, under Trust Agreement, dated February 19, 2007


LAWRENCE N. HILL, as Trustee of the LAWRENCE N. HILL TRUST, under trust agreement, dated February 19, 2007


ANITA J. HILL, as Trustee of the ANITA J. HILL TRUST, under Trust Agreement, dated February 19, 2007

REAL ESTATE TRANSFER TAX		21-Aug-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-25-202-012-0000 20240601623983 0-496-918-320		

REAL ESTATE TRANSFER TAX		21-Aug-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-25-202-012-0000 | 20240601623983 | 1-401-249-584
* Total does not include any applicable penalty or interest due.



PCL 73968978 QC201 01 03 04

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EXHIBIT A LEGAL DESCRIPTION

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

THE SOUTH 30 FEET OF LOT 3 AND THE NORTH 10 FEET OF LOT 4 IN BLOCK 2 IN COLUMBIA ADDITION TO SOUTH SHORE, BEING A SUBDIVISION OF THE WEST 1/2 OF BLOCKS 1 AND 4 OF STAVE AND KLEMM'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 7112 S Luella Ave, Chicago, IL 60649

Assessor's Parcel No.: 20-25-202-012-0000

Property of Cook County Clerk's Office

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PCL 73968978 QC201 01 04 04

Highly Sensitive

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AFFIDAVIT - PLAT ACT RECORDER OF COOK COUNTY

STATE OF ILLINOIS)
)ss
COUNTY OF Cook)

Affiant, LAWRENCE N. HILL, being duly sworn on oath, states that he resides at 7112 S Luella Ave, Chicago, IL 60649. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is 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 land is between owners of adjoining and contiguous land.
5. The conveyance is 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 is of land owned by a railroad or other public utility, which does not involve any new streets or easements of access.
7. The conveyance is 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. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

By: *Lawrence N. Hill*
LAWRENCE N. HILL

SUBSCRIBED AND SWORN to before me this 13th day of June, 2024,

[Signature]
Notary Public

My commission expires: 6/30/2027



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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: June 13th, 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:

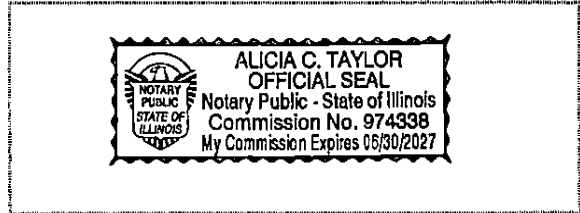
Alicia C Taylor

By the said (Name of Grantor): LAWRENCE N. HILL

AFFIX NOTARY STAMP BELOW

On this date of: June 13th, 2024

NOTARY SIGNATURE: [Signature]
Exp 6/30/2027



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: June 13th, 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:

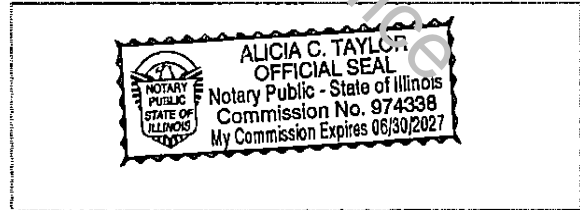
Alicia C Taylor

By the said (Name of Grantee): Lawrence N. Hill Trust

AFFIX NOTARY STAMP BELOW

On this date of: June 13th, 2024

NOTARY SIGNATURE: [Signature]
Exp 6/30/2027



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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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: June | 13th | 20 24

SIGNATURE: *Anita J Hill*
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:

Alicia C Taylor

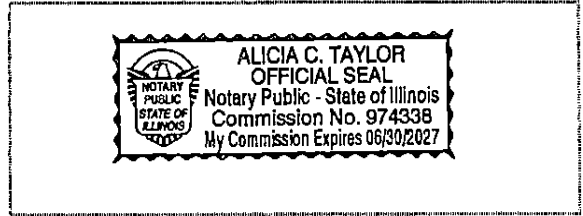
By the said (Name of Grantor): ANITA J. HILL

AFFIX NOTARY STAMP BELOW

On this date of: June | 13th | 20 24

NOTARY SIGNATURE: *Alicia C Taylor*

Exp 6/30/2027



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: June | 13th | 20 24

SIGNATURE: *Anita J Hill*
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:

Alicia C Taylor

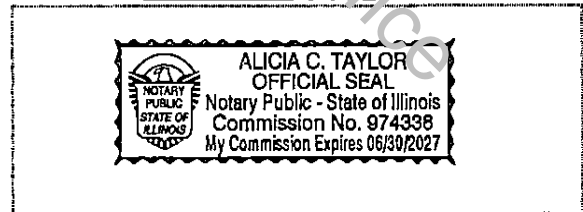
By the said (Name of Grantee): Anita J. Hill Trust

AFFIX NOTARY STAMP BELOW

On this date of: June | 13th | 2024

NOTARY SIGNATURE: *Alicia C Taylor*

Exp 6/30/2027



CRIMINAL LIABILITY NOTICE

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(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)**)

rev. on 10.17.2016



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1632 6/20/2024 82490911/1

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