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Doc#: 2425624592 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 9/12/2024 1:50 PM Pg: 1 of 5

Doc ID 20240901601802

ST/Co Stamp 1-810-469-040 ST Tax \$0.00 CO Tax \$0.00

City Stamp 1-383-370-928 City Tax \$0.00

Commitment Number: 240211102

Seller's Loan Number: _____

AFTER RECORDING RETURN TO:

ADAM D. BATSON
510 E 107th St,
Chicago, Illinois 60628

NAME AND ADDRESS OF TAXPAYER:

ADAM D. BATSON
510 E 107th St,
Chicago, Illinois 60628

This document prepared by:

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

Parcel ID No.: 20-03-427-011-0000

QUITCLAIM DEED

THIS DEED made and entered into on this 15th day of MAY, 2024, by and between NICOLE M. BATSON, spouse of Grantee, whose mailing address is 510 E 107th St, Chicago, Illinois 60628, hereinafter referred to as Grantor(s) ADAM D. BATSON, A MARRIED MAN, whose mailing address is 510 E 107th St, Chicago, Illinois 60628, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Zero Dollars and Zero Cents (\$0.00) 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:

LOT 33 IN BLOCK 2 IN THE CIRCUIT COURT PARTITION OF THE EAST 15.08 CHAINS OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

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Property commonly known as: 4629 South Langley Avenue, Chicago, IL 60653

Prior instrument reference: Doc# 2107004000, Recorded: 03/11/2021

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.

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

Nicole M. Batson
NICOLE M. BATSON

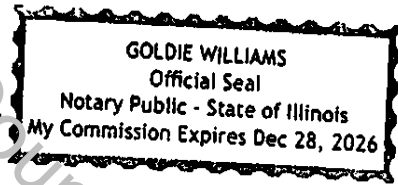
STATE OF Illinois
COUNTY OF Cook

This instrument was acknowledged before me on 15th day of May, 2024 by ~~ADAM~~ ^{Nicole M.} Nicole M. Batson

[Signature]
(Signature of Notary Public)

Print Name: Goldie Williams

My commission expires: Dec 28 2026



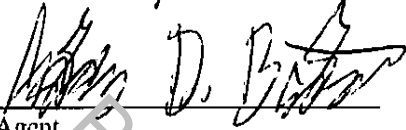
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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph ___E___ Section 31-45, Property Tax Code.

Date: 05/15/2024


Agent

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STATEMENT BY GRANTOR AND GRANTEE

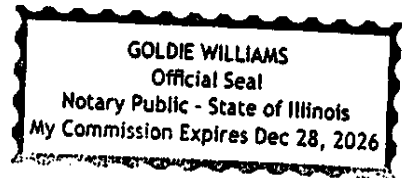
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to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

Subscribed and sworn to before me by the said Adam D Batsan this 15, day of May, 2024

[Signature]
Notary Public
My commission expires: Dec 28 2026



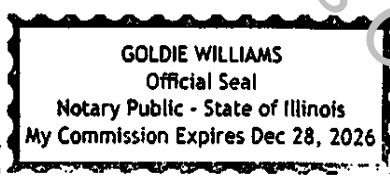
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Subscribed and sworn to before me by the said Nicole M Batsan this 15, day of May, 2024

[Signature]
Notary Public
My commission expires: Dec 28 2026



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.)