



Doc# 1712413001 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/04/2017 09:17 AM PG: 1 OF 4

Quit Claim Deed

ILLINOIS STATUTORY

MAIL TO:

Jonathan E. Shimberg
9003 Lincolnwood Drive
Evanston IL 60203

NAME & ADDRESS OF TAXPAYER:

Brent Young and Dina Benadon
2894 Rowena Ave.
Los Angeles CA 90039

THE GRANTOR B. Joe Young, an unmarried man
of the City of Palm Desert, County of Riverside, th State of California, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY'S AND QUIT CLAIMS TO

Brent Young and Dina Benadon 2894 Rowena Ave 2nd Fl Los Angeles CA 90039
of the County of Los Angeles and the State of California, all interest in the following described real estate situation in the County of State of Illinois, to wit:

(LEGAL DESCRIPTION)

LOT 45 IN BLOCK 1 IN HARTLEY'S ADDITION TO PENNOCK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever, as joint tenants and not as tenants in common.

Exempt under provisions of paragraph E section 4 Real Estate Transfer Act January 2012
Permanent Index Number(s): 13-34-219-026-0000

Property Address: 2148 N. Tripp Ave.. Chicago, IL 60639

Dated this 29 day of March, 2017.

B. Joe Young (Seal)
(B. Joe Young)

B. Joe Young (Seal)
(Print or type name here)

(Print or type name here)

(Print or type name here)

CCRD REVIEW *[Signature]*

REAL ESTATE TRANSFER TAX 04-May-2017



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

13-34-219-026-0000 | 20170501648156 | 0-759-325-120

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX 04-May-2017



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

13-34-219-026-0000 | 20170501648156 | 0-738-812-352

UNOFFICIAL COPY

STATE OF CALIFORNIA)
) SS.
COUNTY OF RIVERSIDE)

See Attached Notary

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT B. Joe Young personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth including the release and waiver of the right of homestead.

Given under my hand and notarial seal this _____ day of _____, 2017

Notary Public
My commission expires on _____



If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:

SHIMBERG AND CROHN, P.C.

Jonathan Shimberg
9003 Lincolnwood Drive
Evanston, IL 60203

EXEMPT UNDER PROVISIONS OF PARAGRAPH
 4 SECTION 4, REAL ESTATE TRANSFER
ACT.

DATE: 5/4/17

[Signature]
Signature of Buyer, Seller or Representative.

This conveyance must contain the name and address of the Grantee for tax billing purposes (55ILCS 5/3-5020) and the name and address of the person preparing the instrument, (55ILCS 5/3-5022)

Property of Cook County Clerk's Office

UNOFFICIAL COPY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Riverside)
 On March 29, 2017 before me, Crystal Rodgers, Notary Public
Date Here Insert Name and Title of the Officer
 personally appeared B. Joe Young
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity(ies), and that by his her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Crystal Rodgers
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quit Claim Deed
 Document Date: March 29, 2017 Number of Pages: 2
 Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: B. Joe Young
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
 Signer Is Representing: _____

Signer's Name: N/A
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
 Signer Is Representing: _____

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of 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 3, 2017

Signature [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 3rd day of May, 2017
Notary Public [Handwritten Signature]

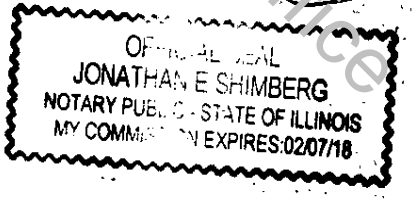


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 total estate under the laws of the State of Illinois.

Date May 3, 2017

Signature [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said gent
This 3rd day of May, 2017
Notary Public [Handwritten Signature]



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.

Attached 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.)