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19289411780

Doc# 1928941178 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/16/2019 12:45 PM PG: 1 OF 4

QUIT CLAIM DEED

JENNIFER NICKERSON AND BRADLEY ALLEN, wife and husband, of 3507 N. Claremont Ave., Chicago, IL 60657 (collectively, the "Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby CONVEYS and QUIT-CLAIMS to JENNIFER NICKERSON AND BRADLEY ALLEN, wife and husband, of 3507 N. Claremont Ave., Chicago, IL 60657 (collectively, the "Grantee"), not as joint tenants or tenants in common, but as tenants by the entirety, the following described real estate situated in the County of Cook in the State of Illinois to wit:

A00124344UP



See attached legal description


Permanent Real Estate Index Number: 14-19-301-021-0000

Address of Real Estate: 3507 N. Claremont Avenue, Chicago IL 60618

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

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REAL ESTATE TRANSFER TAX		15-Oct-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-19-301-021-0000 20191001617946 0-461-098-592		

REAL ESTATE TRANSFER TAX		15-Oct-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
14-19-301-021-0000 20191001617946 1-963-142-752		
* Total does not include any applicable penalty or interest due.		

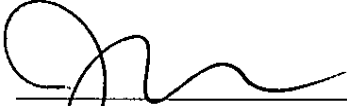
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Exempt under the provisions of 35 ILCS 200/31-45(e) of the Real Estate Transfer Tax Act.

By: Jennifer Nickerson

Date: 10/2/19

Dated: 10/2, 2019



Jennifer Nickerson

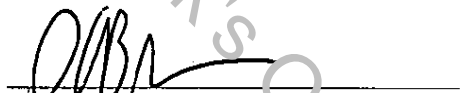


Bradley Allen

STATE OF ILLINOIS)
 SS)
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY THAT, Jennifer Nickerson and Bradley Allen, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered that said instrument, as their free and voluntary act, and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and under this seal this 2nd day of October, 2019


Notary Public

Commission expires: _____

Name and Address of Taxpayer:
Jennifer Nickerson and Bradley Allen
3507 N. Claremont Ave.
Chicago, IL 60657



Prepared By:
Gregory A. Braun, Esq.
Braun & Rich, PC
4301 N. Damen Ave
Chicago, Illinois 60618

Return to after recording:
Jennifer Nickerson and Bradley Allen
3507 N. Claremont Ave.
Chicago, Illinois 60657

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LEGAL DESCRIPTION

LOT 36 IN SHELDON ESTATE SUBDIVISION OF BLOCK 32 IN SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 THEREOF, THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 THEREOF, AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 14-19-301-021-0000

Address of Real Estate: 3507 N. Claremont Avenue, Chicago IL 60618

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed, assignment of beneficial interest in a land trust, is 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.

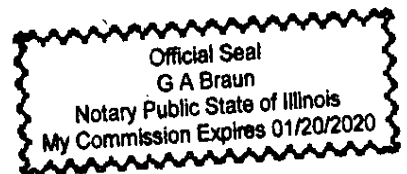
Dated: 10/2/19

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME THIS

2nd DAY OF October, 2019

[Handwritten Signature] (NOTARY PUBLIC)



The grantee or their 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, 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.

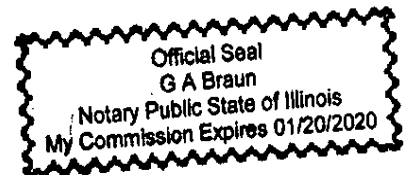
Dated: 10/2/19

Signature [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME THIS

2nd DAY OF October, 2019

[Handwritten Signature] (NOTARY PUBLIC)



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 a Class A misdemeanor for subsequent offenses.