

# UNOFFICIAL COPY



Joc# 2035622076 Fee \$88.00

**This Deed Prepared**

**by Grantor:**

Comer Preston  
12824 S Parnell Avenue  
Chicago, IL 60628

!HSP FEE:\$9.00 RPRF FEE: \$1.00

JAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/21/2020 04:15 PM PG: 1 OF 4

**Mail Recorded Deed and**  
**Tax Statements to Grantee:**

6917 TRUST  
6529 South California Avenue  
Chicago, IL 60629

Transfer Tax: \$ \_\_\_\_\_

## **QUITCLAIM DEED**

Address of Real Estate: 6917 S Sangamon Street, Chicago, IL 60621  
Permanent Index Number (PIN): 20-20-421-007-0000

### **WITNESS**

For no consideration, and in order to change the form of holding title only, **COMER PRESTON, a MARRIED MAN**, hereinafter called the Grantor, of 12824 S Parnell Avenue, Chicago, IL 60628, does now hereby remise, release and forever **CONVEY and QUITCLAIM** any and all interest he may have in said real property, described below situated in Cook County, in the State of Illinois **subject to** all taxes, covenants, conditions, reservations, assessments, restrictions, mortgages, liens, rights of way and easements of record, of whatsoever kind and nature to:

**COREY WILBORN, AS TRUSTEE**  
**OR THE SUCCESSOR TRUSTEES UNDER**  
**6917 TRUST,**

**DATED Sept 05, 20 20**

hereinafter called the Grantee, whose mailing address is  
6529 South California Avenue, Chicago, IL 60629

the following described real estate, situated in the County of Cook, State of Illinois, to-wit:

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**LOT 39 IN BLOCK 6 IN MADLUNG & EIDMANN'S  
SUBDIVISION OF PART OF THE NORTH 3/4 OF THE  
SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20,  
TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD  
PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.**

Commonly known as: 6917 S Sangamon Street, Chicago, IL 60621  
Permanent Index Number (PIN): 20-20-421-007-0000


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

This conveyance is made and accepted, and said realty is hereby transferred  
**SUBJECT TO** any taxes, conditions, covenants and restrictions, liens,  
encumbrances and mortgages now of record (all of which are hereby incorporated  
herein by this reference into the body of this Instrument as though fully set forth  
herein), and which shall run with the land and be binding on any transferees, and  
their successors and assigns.

Prior Instrument Reference: Warranty Deed dated February 12, 2020 and  
recorded on \_\_\_\_\_, 2020 as Doc #  
\_\_\_\_\_, Cook County, Illinois.



Exempt under 35 ILCS 200/31-45 Sec 31-45 Section (e) (trust where  
consideration is less than \$100)

This instrument was prepared based on information furnished by the parties, no  
independent title search has been made, and tax certificates were not obtained.

REAL ESTATE TRANSFER TAX		21-Dec-2020
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

20-20-421-007-0000 | 20201201678484 | 1-300-635-616

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

REAL ESTATE TRANSFER TAX		21-Dec-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

20-20-421-007-0000 | 20201201678484 | 1-769-041-888

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IN WITNESS WHEREOF, this Instrument is Executed.

Sept 5 2020                      Comer Preston  
Date    Comer Preston, Grantor

## ACKNOWLEDGMENT

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.

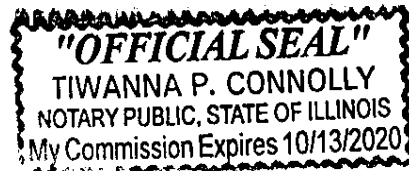
State of Illinois )  
County of COOK )                      ss.:

On SEPTEMBER 5, 2020 before me, TIWANNA P CONNOLLY, personally appeared **Comer Preston**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the Instrument.

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

WITNESS MY HAND and OFFICIAL SEAL

Tiwanna P Connolly  
Signature Notary Public (Seal)  
My Commission Expires:



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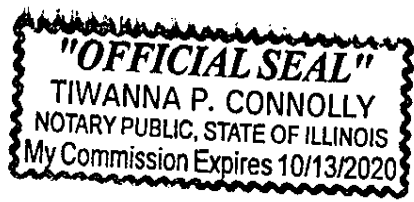
## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of their 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 a 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.

Date Sept 9 2020, 2020 Comer Preston  
Signature of Grantor or Agent, Comer Preston

Subscribed and sworn to before me  
By the said Comer Preston  
This 5<sup>th</sup> day of SEPTEMBER, 2020

Tiwanna P. Connolly  
Signature Notary Public

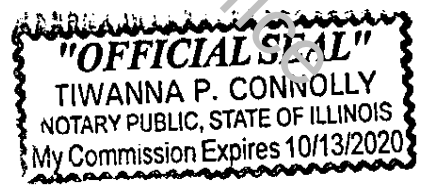


The **grantee** or its agent affirms and verifies that, to that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate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

Date Sept 05, 2020 Corey Wilborn  
Signature of Grantee or Agent Corey Wilborn, as  
Trustee of, 6917 TRUST

Subscribed and sworn to before me  
By the said Agent Corey Wilborn, as Trustee  
This 5<sup>th</sup> day of SEPTEMBER, 2020

Tiwanna P. Connolly  
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 of a Class A misdemeanor for subsequent offenses.