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2103528018

QUIT CLAIM DEED
ILLINOIS STATUTORY
Individual to Trust

Doc# 2103528018 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/04/2021 10:34 AM PG: 1 OF 3

Prepared by ~~and by~~ Bell Law, LLC
Bell Law, LLC
2015 W. Fullerton Avenue
Chicago, IL 60647

Tax bills to:
Rodney Benson and Juliana Maday
3437 N Hamlin Ave
Chicago IL, 60618

THE GRANTORS, RODNEY BENSON and JULIANA MADAY, husband and wife, of 3437 N Hamlin Ave, Chicago IL, 60618, for and in consideration of Ten and 00/100 Dollars, in hand paid, CONVEY and QUIT CLAIM to the GRANTEES, RODNEY JAMES BENSON, as trustee or his successors in trust of the RODNEY JAMES BENSON TRUST, dated October 5, 2020, as amended from time to time, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

This property is exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub. par. e and Cook County Ord. 93-O-27 par. E

SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the current year and subsequent; and

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

Permanent Real Estate Index Number(s): 13-23-313-039-0000
Address(es) of Real Estate: 3437 N Hamlin Ave, Chicago IL, 60618

Dated this 5th day of October, 20 20

[Signature]
RODNEY BENSON
[Signature]
JULIANA MADAY

State of Illinois)
) ss
County of Cook)

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INT A

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY RODNEY BENSON and JULIANA MADAY 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 they signed, sealed and delivered the said instrument as their 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 official seal, this 5th day of October, 20 20

[Signature] (Notary Public) Commission Expires _____



Mail to:
Loop Clerking Service, Inc
77 W Washington St. Ste 1414
Chicago IL 60602
312-508-5565

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Exhibit "A" – Legal Description


Lot 40 and the north half of Lot 39 in Block 4 in J.R. Wickersham's Resubdivision of Blocks 5 and 6 in K.K. Jones Subdivision in the north half of the south west quarter of Section 23, Township 40 North, Range 13, east of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number: 13-23-313-039-0000

Commonly known as: 3437 N Hamlin Ave, Chicago-IL, 60618

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		03-Feb-2021
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
13-23-313-039-0000		20201101658762 0-050-554-896

REAL ESTATE TRANSFER TAX		16-Nov-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-23-313-039-0000		20201101658762 0-852-597-728

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

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STATEMENT BY GRANTOR AND GRANTEE

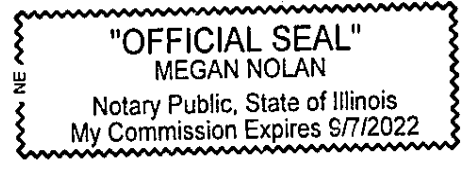
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: October 5, 2020

Signature: [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Grantor Rodney Benson
THIS 5 DAY OF October,
20 20

NOTARY PUBLIC Megan Nolan



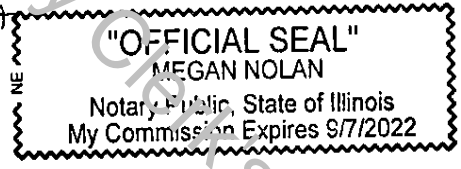
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date: Oct 5, 2020

Signature: [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Grantee Rodney James Benson Trust
THIS 5 DAY OF October,
20 20

NOTARY PUBLIC Megan Nolan



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.