

UNOFFICIAL COPY



\*2105657036\*

**This document prepared by:**

Michael Bradley  
4426 S. Greenwood  
Chicago, IL 60653-3714

**Mail future tax bills to:**

Consuella Fenner  
7729 S. Loomis  
Chicago, IL 60620

**Mail this recorded document to:**

Consuella Fenner  
7729 S. Loomis  
Chicago, IL 60620

Doc# 2105657036 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/25/2021 12:24 PM PG: 1 OF 3

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**QUITCLAIM DEED**

THE GRANTOR, BETTY L. SMITH, an unmarried woman, 9350 S. Ada Street, Chicago, IL 60620, in consideration of Ten and 00/100 DOLLARS, and other consideration in hand paid, CONVEYS and QUITCLAIMS to CONSUELLA FENNER, 7729 S. Loomis, Chicago, IL 60620 and Katrinka Smith, daughter of Consuella Fenner, 112 Woodbury Pine Circle, Orlando, FL 32828, as Joint Tenants with Right of Survivorship and not as Tenants in Common, the following described Real Estate situated in the County of Cook in the State of Illinois:

PROPERTY ADDRESS: 9350 S. Ada Street, Chicago, IL 60620

P.I.N.: 25-05-320-031-0000

LEGAL DESCRIPTION: THE NORTH 23 FEET OF LOT 31 AND LOT 32 (EXCEPT THE NORTH 10 FEET THEREOF) IN BLOCK 29 IN CREMIN AND BRENAN'S FAIRVIEW PARK SUBDIVISION OF CERTAIN BLOCKS AND PARTS OF BLOCKS IN ISAAC CROSBY'S AND OTHER'S SUBDIVISION OF THE SOUTH ONE-HALF OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RIGHT OF WAY OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD IN COOK COUNTY, ILLINOIS

together with the tenements and appurtenances thereunto belonging, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: general real estate taxes not due and payable at the time of closing, building lines and building laws and ordinances, use of occupancy and restrictions, conditions and covenants of record, zoning laws and ordinances, public and utility easements which serve the premises, and public roads and highways.

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Dated this 14 day of February, 2021.

Betty L. Smith  
Betty L. Smith

STATE OF ILLINOIS        )  
  ) ss.  
COUNTY OF                    )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that BETTY L. SMITH, personally known to me to me, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposed therein set forth.



Given under my hand and official seal, this 14 day of February, 2021.

Commission expires: 07/06/2022


Michael W Bradley  
Notary Public  
Official Seal  
Michael W Bradley  
Notary Public State of Illinois  
My Commission Expires 07/06/2022

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. E and Cook County Ord. 93-0-27 par. 4.

Date 2-14-2021 Sign. Betty L. Smith

REAL ESTATE TRANSFER TAX		25-Feb-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

25-05-320-031-0000 | 20210201649076 | 1-922-743-312

REAL ESTATE TRANSFER TAX		25-Feb-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

25-05-320-031-0000 | 20210201649076 | 1-745-210-384

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

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

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 (**ABI**) 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 another 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: 02 | 14 | 2021

SIGNATURE: Betty L. Smith  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

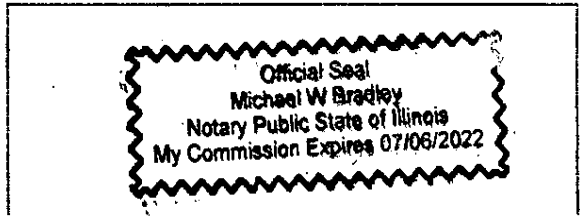
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): BETTY L. SMITH

On this date of: 02 | 14 | 2021

NOTARY SIGNATURE: Michael W Bradley

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 02 | 15 | 2021

SIGNATURE: Consuella Fenner  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

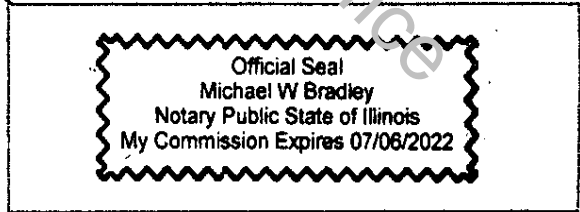
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): CONSUELLA FENNER

On this date of: 02 | 15 | 2021

NOTARY SIGNATURE: Michael W Bradley

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31)**)