

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 06/22/2021 09:38 AM Pg: 1 of 3

Dec ID 20210501634453  
ST/CO Stamp 1-876-194-576  
City Stamp 0-922-105-104

**THIS INSTRUMENT  
PREPARED BY:**

LLOYD E. GUSSIS, ESQ.  
GUSSIS & ALEXANDER LLC  
6200 N. HIAWATHA AVENUE  
SUITE 2400  
CHICAGO, ILLINOIS 60646

**AFTER RECORDING RETURN TO:**

BRANDON CARPENTER  
3251 N CLIFTON LLC  
3024 N. ASHLAND AVENUE  
UNIT #578759  
CHICAGO, ILLINOIS 60657

A00124863LP

## QUIT CLAIM DEED

THE GRANTOR, BRANDON CARPENTER, a single man, in consideration of Ten (\$10.00) Dollars, in hand paid, CONVEYS AND QUIT CLAIMS unto 3251 N CLIFTON LLC, a limited liability company duly organized and existing under the laws of the State of Illinois, the real estate commonly known as, 3251 North Clifton, Chicago, Illinois, situated in the County of Cook, in the State of Illinois, being hereinafter legally described as follows:

LOT 4 IN BLOCK 7 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

hereby releasing and waiving all rights under virtue of the Homestead Exemption Laws of the State of Illinois, to have and hold said premises forever.

ADDRESS: 3251 North Clifton, Chicago, Illinois 60657

PTIN: 14-20-422-004-0000

DATED this 26<sup>th</sup> day of May, 2021.

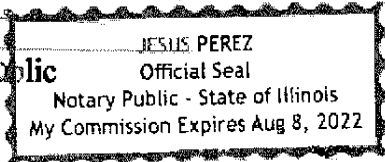
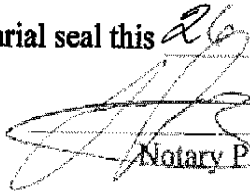
  
Brandon Carpenter

# UNOFFICIAL COPY

STATE OF ILLINOIS    )  
                                  ) SS  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY, that BRANDON CARPENTER, a single man, 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.

GIVEN under my hand and notarial seal this 26<sup>th</sup> day of May, 2021.



My commission expires Aug 8 2022.

**SEND TAX BILLS TO:**

Brandon Carpenter  
3251 N Clifton LLC  
3024 North Ashland Avenue  
Unit #578759  
Chicago, Illinois 60657

I hereby declare that the Deed represents a transaction exempt under the provisions of paragraph E, Section 4 of the Real Estate Transfer Act.

Brandon Carpenter      5/26/2021  
Brandon Carpenter

Property of Cook County Clerk's Office

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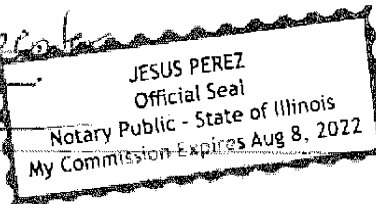
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of 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 5/26/2021 Signature: [Signature]  
Grantor or Agent

Subscriber and sworn to before me  
by the said Brandon Carpenter  
dated 5/26/2021

Notary Public

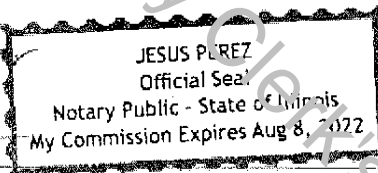


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 5/26/2021 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
by the said Brandon Carpenter  
dated 5/26/2021

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.

(Attach to deed or Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**