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AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-168937-WCM



2124622005

Doc# 2124622005 Fee \$88.00

MAIL TAX STATEMENTS TO:
Claudia Jendron and Bradley Shaffer
5003 N Bernard Street
Chicago, IL 60625

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/03/2021 09:54 AM PG: 1 OF 5

Name & Address of Preparer:
Carlos Del Rio, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 13-11-412-007-0000

QUIT CLAIM DEED

THIS DEED made and entered into on this 19th day of APRIL, 2021, by and between **Claudia Jendron, a married woman who acquired title as unmarried, joined in execution by their spouse, Bradley Shaffer**, a mailing address of 5003 N Bernard Street, Chicago, IL 60625, hereinafter referred to as Grantor(s) and **Claudia Jendron and Bradley Shaffer, wife and husband, as joint tenants not tenants in common**, a mailing address of 5003 N Bernard Street, Chicago, IL 60625, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 5003 N Bernard Street, Chicago, IL 60625

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

REAL ESTATE TRANSFER TAX

03-Sep-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX

03-Sep-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

13-11-412-007-0000 | 20210901662039 | 0-064-999-184

13-11-412-007-0000 | 20210901662039 | 0-057-790-224

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

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"Exempt under provisions of Paragraph e"
Section 31-45; Real Estate Transfer Tax Act

APRIL 18, 2021
Date

[Signature]
Signature of Buyer, Seller or Representative

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 18 day
of APRIL, 2021.

[Signature]
Claudia Jendron

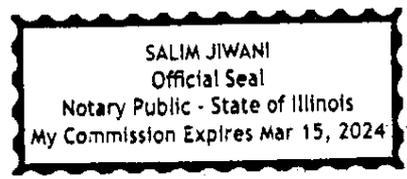
[Signature]
Bradley Shaffer

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Claudia Jendron and Bradley Shaffer is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 18 day of APRIL, 2021

[Signature]
Notary Public
My commission expires: 3/15/2024



No title exam performed by the preparer. Legal description and party's names provided by the party.

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EXHIBIT A

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN
THE STATE OF ILLINOIS, TO WIT:

LOT 3 IN WILNER'S RESUBDIVISION OF LOTS 37, 38 AND 39 IN KRON'S SUBDIVISION OF
THE EAST 1/2 OF BLOCK 7 AND BLOCK 10 IN JACKSON'S SUBDIVISION OF THE
SOUTHEAST 1/4 OF SECTION 11, AND THE SOUTHWEST 1/4 OF SECTION 12,
TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

SUBJECT TO:

HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE
HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

BEING THE SAME PROPERTY CONVEYED TO CLAUDIA JENDRON, AS AN UNMARRIED
WOMAN, FROM MERIMA GYOZDEN, A/K/A MERIMA GVOZDEN, A MARRIED PERSON, BY
DEED DATED MAY 31, 2019, AND RECORDED ON JUNE 10, 2019, AS 1916157207.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

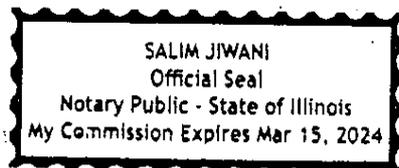
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 April 18th, 2021.

Signature: [Signature]
Grantor, or Agent

Subscribed and sworn to before me by the said CLAUDIA JENDRON this
18th day of APRIL, 2021.

[Signature]
Notary Public
My commission expires: 3/15/2024



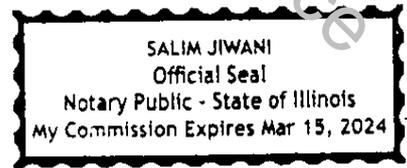
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 18th APRIL, 2021.

Signature: [Signature]
Grantee, or Agent

Subscribed and sworn to before me by the said CLAUDIA JENDRON this
18th day of APRIL, 2021.

[Signature]
Notary Public
My commission expires: 3/15/2024



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

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STATEMENT BY GRANTOR AND GRANTEE

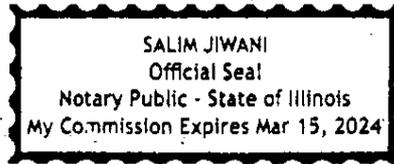
The GRANTOR or his agent affirms that, to the best of his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 APRIL 1ST, 2021. Signature: [Signature]
Grantor or Agent

Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the said CLAUDIA JENDRON, this 1ST day of APRIL, 2021.

Notary Public: [Signature]



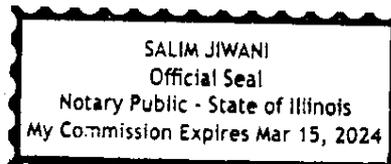
The GRANTEE or his agent affirms that, to the best of his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 APRIL 1ST, 2021. Signature: [Signature]
Grantee or Agent

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said CLAUDIA JENDRON, BRADLEY SHAFER, this 1ST day of APRIL, 2021.

Notary Public: [Signature]



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