

UNOFFICIAL COPY



Doc# 2203822020 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

SPACE ABOVE THIS LINE FOR RECC DATE: 02/07/2022 12:21 PM PG: 1 OF 3

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 2nd day of February, 2022, between MICHAEL C. BAFFOE, a male and an unmarried person, whose address is 11414 South Washetaw, Chicago, IL ("Grantor") as follows:

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Remises, Releases, and forever Quitclaims to Grantees, MICHAEL C. BAFFOE and his daughter JESSICA ANNE WRIGHT AS JOINT TENANTS the property located at 11414 South Washtenaw, Chicago, Illinois 60655 in Cook County, Illinois, legally described as follows:

The South 33 feet of the North 165.10 feet of the East 1/2 of Block 4 in James N. Marshall's Subdivision in the Northeast 1/4 of Section 24, Township 37 North, Range 13, East of the Third Principal Meridian, (Except the West 8 Feet Reserved for alley) in Cook County Illinois.

Permanent Index Number: 24-24-221-023-000

SUBJECT TO: Any and all Covenants, Conditions, Restrictions of Record, Public and Utility Easements, and General Real Estate Taxes for the year 2020 and subsequent years.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantees and to the Grantees' heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

The Grantor is exempt from the transfer tax as this deed falls under the following category:

Deeds to confirm, correct, modify, or supplement a previously recorded deed

Exempt under Real Estate Transfer Tax Law 35/ILCS 200/31-45 sub par. E and Cook County Ord. 93-0-27 par. E Date 2-7-22 Sign. [Signature]

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IN WITNESS WHEREOF the Grantor has executed this deed on the 2 day of February, 2022

\_\_\_\_\_  
Date

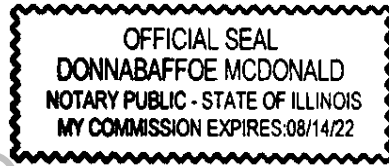
Michael C. Baffoe  
MICHAL C. BAFFOE, Grantor

### ATTESTATION

State of Illinois  
County of Cook


This instrument was acknowledged before me on the 2nd day of February, 2022 by MICHAEL C. BAFFOE.

Donna Baffoe McDonald  
Signature of Notary



### PREPARED BY:



Donna Baffoe McDonald  
Attorney at Law  
6670 South Brainard - Unit 204  
Countryside, IL 60525

REAL ESTATE TRANSFER TAX	07-Feb-2022
 CHICAGO:	0.00
CTA:	0.00
<b>TOTAL:</b>	<b>0.00 *</b>

### RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Donna Baffoe McDonald  
Attorney at Law  
6670 South Brainard - Unit 204  
Countryside, IL 60525

24-24-221-023-0000 | 20220101608012 | 1-279-250-832  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	07-Feb-2022
  COUNTY:	0.00
ILLINOIS:	0.00
<b>TOTAL:</b>	<b>0.00</b>

24-24-221-023-0000 | 20220101608012 | 2-084-295-056

### Taxes Sent To:

Michael C. Baffoe  
11414 South Washtenaw  
Chicago, Illinois 60655

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### 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 and hold title to real estate under the laws of the State of Illinois.

DATED: Feb 2, 2022

SIGNATURE: *Michael C. Baffoe*  
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:

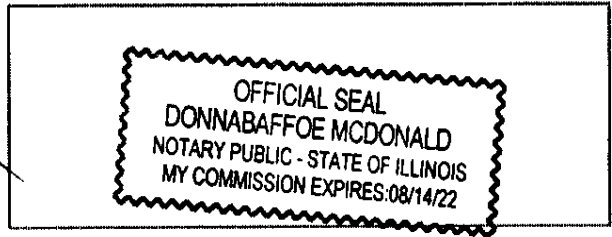
Donna Baffoe McDonald

By the said (Name of Grantor): Michael C. Baffoe

AFFIX NOTARY STAMP BELOW

On this date of: Feb 2, 2022

NOTARY SIGNATURE: *Donna Baffoe McDonald*



### 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 and hold title to real estate under the laws of the State of Illinois.

DATED: Feb 2, 2022

SIGNATURE: *Jessica Wright*  
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:

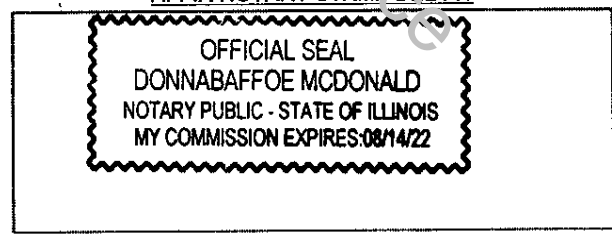
Donna Baffoe McDonald

By the said (Name of Grantee): Jessica Wright

AFFIX NOTARY STAMP BELOW

On this date of: Feb 2, 2022

NOTARY SIGNATURE: *Donna Baffoe McDonald*



### 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**