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Karen A. Yarbrough
Cook County Clerk
Date: 06/24/2022 09:32 AM Pg: 1 of 3

Dec ID 20220601653842

City Stamp 1-826-973-776

QUIT CLAIM DEED ILLINOIS STATUTORY

Property of Cook County Clerk's Office

THE GRANTOR,
John Stewart a/k/a John Kevin Stewart Jr, a married man

GRANTOR, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS and other good and valuable consideration in hand paid, CONVEY and QUITCLAIMS to GRANTEEES, John Stewart a/k/a John Kevin Stewart Jr. and Mai-Anh Vu Nguyen, husband and wife, as Joint Tenants all the rights, title, interest, and claim in or to the following described real estate, situated in Cook County, Illinois, to-wit:

LOT 26 AND THE WEST 12 FEET OF LOT 25 IN WENDELBURG'S SUBDIVISION OF LOTS 2, 3, AND 4 (EXCEPT THE EAST 33 FEET OF SAID LOT 2 TAKEN FOR STREET) IN BLOCK 5 IN JAMES H. REES' ADDITION TO BRIGHTON, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 17-31-311-044-0000

Address of Real Estate: 2220 West 37th Street, Chicago, Illinois 60609

SUBJECT, to all easements, rights-of-way, protective covenants rights, and restrictions of record.

TOGETHER WITH ALL right, title, interest whatsoever at law or in equity of said, GRANTOR John Stewart a/k/a John Kevin Stewart Jr. in and to the premises, hereby releasing and waiving all rights under and by virtue of Homestead Exemption Laws of the State of Illinois.

Exempt under real estate tax transfer law 35 ILCS 200/31-45.

REAL ESTATE TRANSFER TAX		22-Jun-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

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IN WITNESS WHEREOF, Grantor, John Stewart, has hereunto set his/her hand and seal:

[Signature]
Grantor, John Stewart a/k/a
John Kevin Stewart Jr.

[Signature]
Waiving homestead, Mai-Anh Vu Nguyen

State of Illinois)
County of Cook)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Stewart a/k/a John Kevin Stewart Jr. and Mai-Anh Vu Nguyen, personally known to me be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledges that he/she sealed and delivered the said instrument as his/her 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 17 day of May, 2022.

Commission expires 2-11-24

[Signature]
NOTARY PUBLIC



[SEAL]

Prepared by:
Tannehill Law LLC
17 E. Monroe Suite 230
Chicago, IL 60603

**After Recording Mail to &
Name & Address of Taxpayer:**

John Kevin Stewart
Mai-Anh Vu Nguyen
2022 2220 W. 37th St
Chicago, IL 60609

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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: 5 | 07 | 2022

SIGNATURE: [Signature]
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:

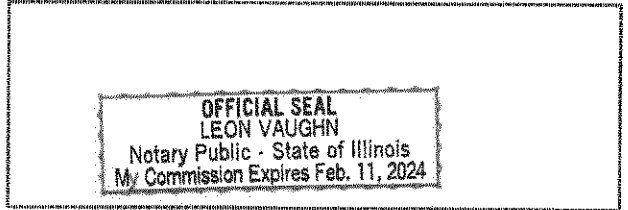
By the said (Name of Grantor): John Kevin Stewart Jr

On this date of: 17 | May | 2022

NOTARY SIGNATURE: [Signature]

[Signature] Leon Vaughn

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

DATED: 5 | 17 | 2022

SIGNATURE: [Signature]
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:

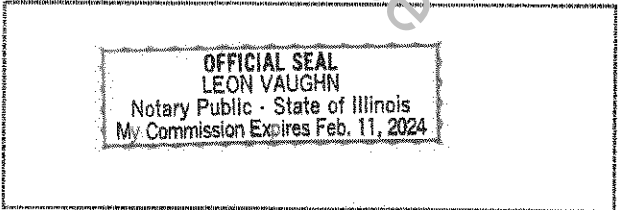
By the said (Name of Grantee): John Kevin Stewart Jr

On this date of: 17 | May | 2022

NOTARY SIGNATURE: [Signature]

[Signature] Leon Vaughn

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