

# UNOFFICIAL COPY



Doc# 2228015031 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/07/2022 01:11 PM PG: 1 OF 4

## QUIT CLAIM DEED

THE GRANTOR, **JOHN WOODRUFF a/k/a JOHN N. WOODRUFF**, an unmarried man, of Chicago, Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, hereby **CONVEYS** and **QUIT CLAIM(S)** to 2428 N AVERS LLC, with offices at 727 W. Madison, Apt. 1005, Chicago, Illinois 60661, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

See Exhibit A attached hereto and incorporated herein by this reference.

Subject only to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**Permanent Real Estate Index Numbers**  
13-26-325-026-0000

**Address of Real Estate**  
2428 N. Avers  
Chicago, Illinois 60647

Dated this 19 day of September, 2022.

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



13-26-325-026-0000 | 20221001657886 | 0-207-953-488

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

John Woodruff a/k/a John N. Woodruff

This transfer is exempt pursuant to 35 ILCS 200\31-45(e)

9-19-2022  
Date

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

13-26-325-026-0000 | 20221001657886 | 2-001-530-448

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STATE OF ILLINOIS     )  
  )  
  )     ss.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that JOHN WOODRUFF a/k/a JOHN N. WOODRUFF, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14<sup>th</sup> day of Sept, 2022.



*Lloyd Lett*  
\_\_\_\_\_  
Notary Public

**Send subsequent tax bills to:**

2428 N. Avers Avenue  
Chicago, Illinois 60647

**After recording send to:**

James R. Pittacora  
Nisen & Elliott, LLC  
200 W. Adams Street, Suite 2500  
Chicago, Illinois 60606

**This instrument was prepared by:**

James R. Pittacora  
Nisen & Elliott, LLC  
200 W. Adams Street, Suite 2500  
Chicago, Illinois 60606

Proprietor of Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 10 IN THE SUBDIVISION OF LOTS 28 TO 33 IN BLOCK 36 AND OF LOTS 7 TO 17 IN BLOCK 37 IN PENNOCK, BEING A SUBDIVISION OF PARTS OF SECTIONS 26, 27 AND 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-26-325-026-0000

Property Address: 2428 N. Avers, Chicago, Illinois 60647

Property of Cook County Clerk's Office

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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: 09 | 19 | 2022

SIGNATURE: *Carolyn Vernola*  
GRANTOR or AGENT

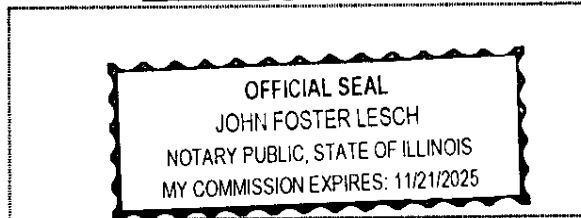
### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

By the said (Name of Grantor): Carolyn Vernola, agent for John Woodruff a/k/a John N. Woodruff **AFFIX NOTARY STAMP BELOW**

On this date of: 09/19/2022

NOTARY SIGNATURE: *John Foster Lesch*



### 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: 09 | 19 | 2022

SIGNATURE: *Carolyn Vernola*  
GRANTEE of AGENT

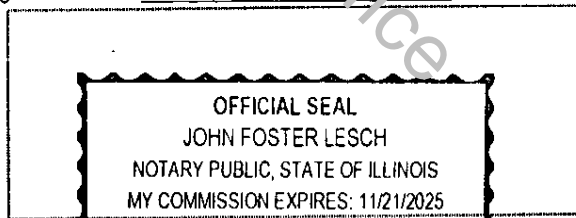
### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

By the said (Name of Grantee): Carolyn Vernola, agent for 2428 N. Avers LLC **AFFIX NOTARY STAMP BELOW**

On this date of: 09/19/2022

NOTARY SIGNATURE: *John Foster Lesch*



### 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)**)