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Doc#: 2303045294 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 01/30/2023 02:24 PM Pg: 1 of 4

Dec ID 20230101640031

City Stamp 1-325-803-344

QUIT CLAIM DEED

Prepared by and after recording return to:


Katherine M. Oswald, Esq.
GOLAN CHRISTIE TAGLIA LLP
70 W. Madison St.
Suite 1500
Chicago, IL 60602

NAME AND ADDRESS OF TAXPAYER:

Vera R. Bell,
Trustee of the Vera R. Bell Trust
dated January 20, 2023
8601 South Prairie,
Chicago, Illinois 60619


THIS QUITCLAIM DEED is made January 20, 2023, by **Vera R. Bell**, divorced and not since remarried, of the City of Chicago, Illinois, 60619, County of Cook, State of Illinois ("Grantor"), to **Vera R. Bell**, not individually but as Trustee of the **Vera R. Bell Trust Dated January 20, 2023** ("Grantee").

Grantor, for Ten and No/100 Dollars (\$10.00) and other sufficient consideration, **CONVEYS AND QUITCLAIMS** to Grantee the real estate situated in **Cook County, Illinois**, described on **EXHIBIT A** attached to and made a part of this Deed, together with the hereditaments, appurtenances, reversions, remainders, rents, issues and profits belonging or appertaining to it, and Grantor's entire estate, right, title, interest, claim and demand, in law or equity, of, in and to the premises.


Vera R. Bell, an individual

This transaction is exempt from transfer tax under paragraph 31-45(e) of 35 ILCS 200.


Vera R. Bell, an individual

REAL ESTATE TRANSFER TAX	30-Jan-2023
	
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-27-202-019-0000 | 20230101640031 | 1-325-803-344

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

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County in the State named above, certify that **Vera R. Bell**, is personally known to me and is the individual whose name is signed on this document, appeared before me in person today and acknowledged that she signed and delivered the document as her free and voluntary act, for the uses and purposes stated in the document.

Given under my hand and notarial seal, January 20, 2023.

Ryan Tryzbiak

Notary Public

My commission expires on August 25, 2026.



TRUSTEE ACCEPTANCE

I, **Vera R. Bell**, Trustee of the **Vera R. Bell Trust** dated January 20, 2023, hereby accept the transfer of legal title as aforesaid, as desired by Grantor.

Vera R. Bell

Vera R. Bell as trustee aforesaid

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County in the State named above, certify that **Vera R. Bell, trustee**, personally known to me and whose name is signed on this document, appeared before me in person today and acknowledged that she signed and delivered the document as her free and voluntary act, for the uses and purposes stated in the document.

Given under my hand and notarial seal, January 20, 2023.

Ryan Tryzbiak

Notary Public

My commission expires on August 25, 2026.



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EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

PROPERTY SITUATED IN THE CITY OF CHICAGO, COOK COUNTY, STATE OF ILLINOIS

LOT FIVE (5) IN BLOCK TWO (2) IN WALTER S. DRAY'S ADDITION TO PARK MANOR, A SUBDIVISION OF THE NORTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CURRENT PIN: 20-27-202-019-0000

PROPERTY ADDRESS: 7110 S. Rhodes, Chicago, Illinois 60619.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor, **Vera R. Bell**, or her agent, affirms that to the best of her 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 another 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: January 20, 2023

Signature: _____

Vera R. Bell
Vera R. Bell, an individual

Subscribed and sworn to before me by the said Grantor this 20th day of January, 2023



Ryan Tryzbiak
Notary Public

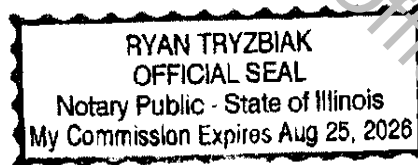
The Grantee, **Vera R. Bell**, not individually but as Trustee of the **Vera R. Bell Trust dated January 20, 2023**, or her agent, affirms and verify that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation 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 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: January 20, 2023

Signature: _____

Vera R. Bell
Vera R. Bell, Trustee of the Vera R. Bell Trust dated January 20, 2023

Subscribed and sworn to before me by the said Grantee this 20th day of January, 2023



Ryan Tryzbiak
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.

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