

3  
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Doc# 2306610016 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/07/2023 11:44 AM PG: 1 OF 4

1 of 2

QUIT CLAIM DEED  
ILLINOIS STATUTORY  
Individual

THE GRANTORS, DAVID JAMES, A MARRIED MAN, AND LYNESE D. BRITTON-JAMES N/K/A LYNESE D. BRITTON-NAILER, A MARRIED WOMAN, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to LYNESE D. BRITTON-NAILER, of the State of Illinois, County of Cook, 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 made a part hereof*

SUBJECT TO:

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

Permanent Real Estate Index Number(s): 25-03-322-015-0000

Address of Real Estate: 9400 South Michigan Avenue, Chicago, Illinois 60619

Dated this 3 day of December, 20 22

\_\_\_\_\_  
David James

\_\_\_\_\_  
Lynese D. Britton-Nailer


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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, DAVID JAMES AND LYNESE D. BRITTON-NAILER, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 3 day of DECEMBER, 20 22.



  
\_\_\_\_\_(Notary Public)

**Prepared by:**

ARC Law Group, LLC  
5608 South Racine Avenue  
Chicago, Illinois 60636

**Mail to:**

Lynese D. Britton-Nailer  
9400 South Michigan Avenue  
Chicago, Illinois 60619

**Name and Address of Taxpayer:**



Lynese D. Britton-Nailer  
9400 South Michigan Avenue  
Chicago, Illinois 60619


PROPERTY of Cook County Clerk's Office

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## Exhibit "A" – Legal Description

LOT 1 (EXCEPT THE SOUTH 11 FEET AND 8 INCHES) IN BLOCK 2 IN BARTLETT'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 AND THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		28-Feb-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
25-03-322-015-0000   20230201661725   1-995-865-936		

REAL ESTATE TRANSFER TAX		28-Feb-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
25-03-322-015-0000   20230201661725   0-829-587-280		

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

Exempt under provisions of Paragraph E  
Section 31-45, Real Estate Transfer Tax Act.

1/29/23  
Date Buyer, Seller or Representative

Property of Cook County Clerk's Office

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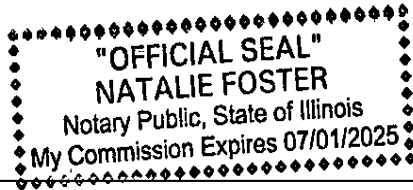
## STATEMENT BY GRANTOR AND GRANTEE

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 1/20/23 Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me  
by the said Agent  
dated 1/20/23

Notary Public \_\_\_\_\_

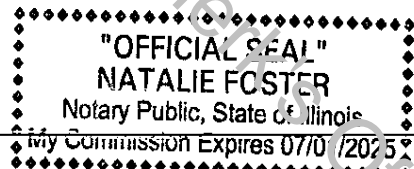


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 1/20/23 Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me  
by the said Agent  
dated 1/20/23

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.

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

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**