

UNOFFICIAL COPY

Doc#: 2308045036 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/21/2023 09:54 AM Pg: 1 of 3

Dec ID 20230201661884

City Stamp 0-150-178-000

Prepared By:
Rhys J. Williams, Armstrong Teasdale LLP
7700 Forsyth Blvd., Suite 1800, St. Louis, MO 63105

Mail Tax Statement to: Lynnette M. Malone, 5921 W Thorndale Avenue, Chicago, IL 60646

Return to: Orange Coast Lender Services
1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275

Reference Number: 784462

Permanent Real Estate Index Number: 13-05-409-006-0000

QUITCLAIM DEED

LYNNETTE M. MALONE, widowed-not remarried, surviving spouse of JOHN MALONE, deceased, whose mailing address is 5921 W Thorndale Avenue, Chicago, IL 60646 (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, does hereby CONVEY and QUITCLAIM unto Lynnette M. Malone, an unmarried woman, in fee simple, whose address is 5921 W Thorndale Avenue, Chicago, IL 60646, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

Lot 15 in Block 2 in MORELAND AND MCCABE'S EDGEBROOK GARDENS, a subdivision of part of the southeast 1/4 of Fractional Section 5, Township 40 North, Range 13 East of the third principal meridian, according to the plat there of Recorded in the recorder's office of Cook County, Illinois as document number 7650936.

Being the same property conveyed to John Malone and Lynnette M. Malone, husband and wife, as joint tenants, by Denis Doherty, in deed dated 12/13/2010 recorded 1/19/2011 in Instrument No. 1101912204 in the Office of the County Recorder for the County of Cook and State of Illinois.

The said John Malone having departed this life on or about December 23, 2021, thereby vesting title to such property to Lynnette M Malone, surviving spouse.

Property Address: 5921 W Thorndale Avenue, Chicago, IL 60646

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This conveyance made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 21 day
FEB, 2023

Lynnette M. Malone (Seal)
LYNNETTE M. MALONE

STATE OF ILLINOIS }
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, LYNNETTE M. MALONE, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of FEBRUARY, 21, 2023.

[Signature]
Notary Public
My Commission expires: 06/26/2023



This document is provided to the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph (e) Section 31.45, Property Tax Code.

Date: 2-21-23

Signature of Grantor: Lynnette M. Malone
LYNNETTE M. MALONE

REAL ESTATE TRANSFER TAX		20-Mar-2023
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

13-05-409-006-0000 | 20230201661884 | 0-150-178-000
* Total does not include any applicable penalty or interest due.

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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: 2 | 28 | 2023

SIGNATURE: *Mike Herman*
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:

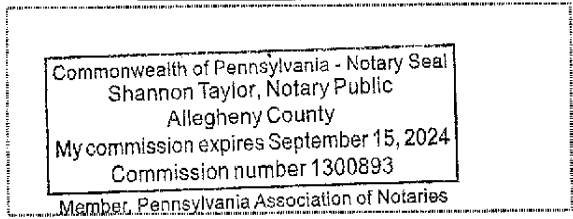
Shannon Taylor

By the said (Name of Grantor): Mike Herman

AFFIX NOTARY STAMP BELOW

On this date of: 02 | 28 | 2023

NOTARY SIGNATURE: *Shannon Taylor*



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: 2 | 28 | 2023

SIGNATURE: *Mike Herman*
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:

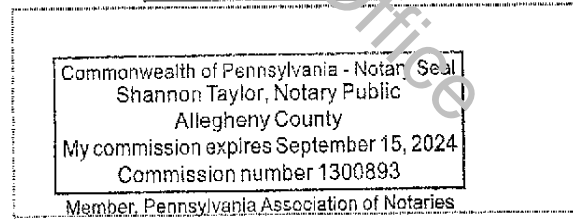
Shannon Taylor

By the said (Name of Grantee): Mike Herman

AFFIX NOTARY STAMP BELOW

On this date of: 02 | 28 | 2023

NOTARY SIGNATURE: *Shannon Taylor*



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)**)