

# UNOFFICIAL COPY

This instrument prepared by:  
Walter H. Thompson, Jr.  
9758 S. Woodlawn Ave.  
Chicago, IL 60628

Doc#: 2309547060 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/05/2023 12:11 PM Pg: 1 of 4

Dec ID 20230301673975

City Stamp 0-154-097-872

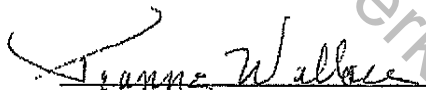
Upon Recordation Mail To:  
Levin Ginsburg  
180 N. LaSalle St., Ste. 3200  
Chicago, IL 60601  
Attn: Andrew L. Platt

## QUIT CLAIM DEED

THIS INSTRUMENT made as of this 30<sup>th</sup> day of March, 2023, between the JEANNE WALLACE, whose address is 6701 South Street, Apt. 418, Tinley Park, Illinois (the "Grantor"), and WALTER H. THOMPSON, JR., whose address is 9758 S. Woodlawn Ave., Chicago, Illinois (the "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of TEN (\$10.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does CONVEY and QUIT CLAIM unto the Grantee, and to its successors and assigns, all of Grantor's right title and interest in and to the following described real estate, situated in the County of Cook and State of Illinois, as described on Exhibit A attached hereto and made a part hereof (the "Property").

Permanent Real Estate Index Number: 25-17-116-040-0000  
Address of real estate: 9758 S. Woodlawn Ave., Chicago, IL 60628

IN WITNESS WHEREOF, the Grantor has duly executed this Quit Claim Deed as of the date first herein written.

  
Jeanne Wallace

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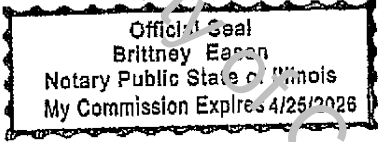
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeanne Wallace 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 she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 30 day of March, 2023.

Commission expires April 25, 2026

  
Notary Public




**SEND FUTURE TAX BILLS TO:**

Walter H. Thompson, Jr.  
9758 S. Woodlawn Ave.  
Chicago, IL 60628

**COUNTY -ILLINOIS TRANSFER STAMPS:**

THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (E), SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW.

DATE: Mar. 30, 2023

  
Jeanne Wallace

REAL ESTATE TRANSFER TAX		03-Apr-2023
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

25-11-116-040-0000 | 20230301673975 | 0-154-097-872  
\* Total does not include any applicable penalty or interest due.

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EXHIBIT A  
to  
Quit Claim Deed

## LEGAL DESCRIPTION OF PROPERTY

LOT 23 IN BLOCK 17 IN COTTAGE GROVE HEIGHTS, BEING A SUBDIVISION OF PARTS OF THE NORTH ½ OF SECTION 10 AND SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 9758 S. Woodlawn Ave., Chicago, IL 60628

PIN: 25-1-116-040-0000

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent confirms 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 Mar. 30, 2023

Signature: Jeanne Wallace  
Jeanne Wallace

Subscribed and sworn to before me by the said Jeanne Wallace this 30 day of March, 2023



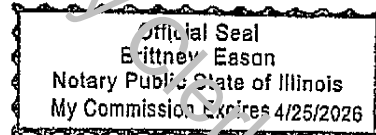
Notary Public: Brittney Eason

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed of the 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 and hold title to real estate under the laws of the State of Illinois.

Dated MARCH 30, 2023

Signature: Walter H. Thompson, Jr.  
Walter H. Thompson, Jr.

Subscribed and sworn to before me by the said Walter H. Thompson Jr this 30 day of March, 2023



Notary Public: Brittney Eason

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.

[Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]