

# UNOFFICIAL COPY

THIS INSTRUMENT WAS  
PREPARED BY AND  
RETURN TO:



Doc# 2315022016 Fee \$88.00

Michael A. LoVallo  
Reed Smith LLP  
10 South Wacker Drive  
Suite 4000  
Chicago, Illinois 60606-7507

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/30/2023 11:38 AM PG: 1 OF 4

## QUIT CLAIM DEED IN TRUST

THIS INDENTURE made this 9<sup>th</sup> day of May, 2023, between TERRI GARDNER, of 10036 S. Longwood Dr, Chicago, IL 60643, not individually but as agent for BETTY ANN (AKA "BETTIANN") GARDNER, whose post office address is 9152 S. Michigan Ave, Chicago, IL 60619, under power of attorney for property dated August 13, 2010, Grantor, and TERRI GARDNER, as Trustee or her successors in trust under the Bettiann Gardner Declaration of Trust dated August 13, 2010, whose post office address is 9152 S. Michigan Ave, Chicago, IL 60619, Grantee.

### WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby Remise, Release and Quit Claim unto Grantee all right, title and interest in the following described land, situate, lying and being in Cook County, Illinois, to wit:

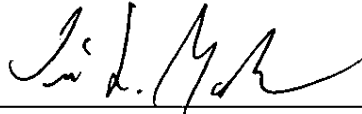
See Exhibit "A" attached hereto and made a part hereof.

This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof. This property is homestead property.

*[Remainder of page intentionally left blank.]*

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IN WITNESS WHEREOF, Grantor has hereunder set her hand and seal the day and year first above written.

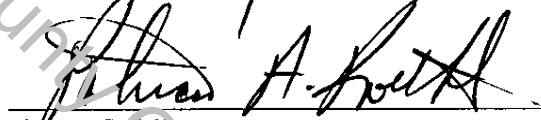
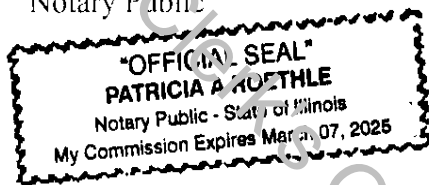


Terri Gardner, agent for Betty Ann Gardner  
under power of attorney for property dated  
August 13, 2010

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 TERRI GARDNER, to me known to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed 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 9<sup>th</sup> day of May, 2023.

  
Notary Public

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## EXHIBIT A

### LEGAL DESCRIPTION


LOT 16 IN BLOCK 2 IN FREDERICK H. BARTLETT'S LILYDALE PARK BEING A RESUBDIVISION OF LOTS 1 TO 24 INCLUSIVE IN BLOCK 1 AND LOTS 1 TO 24, INCLUSIVE IN BLOCK 2 IN A.J. COOPER'S SUBDIVISION OF THE EAST 2/3 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 9148 S. Michigan Ave  
Chicago, Illinois 60619

PERMANENT INDEX NUMBER: 25-03-301-034-0000



MAIL TAX BILLS TO: Terri Gardner  
10036 S. Longwood Dr  
Chicago, Illinois 60643

Exempt under provision of Paragraph E, Section 31-45  
Real Estate Transfer Tax Law

REAL ESTATE TRANSFER TAX		30-May-2023
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

25-03-301-034-0000 | 20230501618475 | 0-970-201-808

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

REAL ESTATE TRANSFER TAX		30-May-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

25-03-301-034-0000 | 20230501618475 | 0-481-487-568

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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: 05 | 11 | 20 23

SIGNATURE: \_\_\_\_\_

Jon Schroeder  
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: \_\_\_\_\_

Brandon Wyeth

By the said (Name of Grantor): \_\_\_\_\_

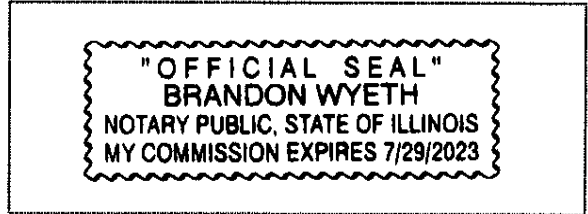
Agent Jon Schroeder

AFFIX NOTARY STAMP BELOW

On this date of: 05 | 11 | 2023

NOTARY SIGNATURE: \_\_\_\_\_

Brandon Wyeth



### 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: 05 | 11 | 20 23

SIGNATURE: \_\_\_\_\_

Jon Schroeder  
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: \_\_\_\_\_

Brandon Wyeth

By the said (Name of Grantee): \_\_\_\_\_

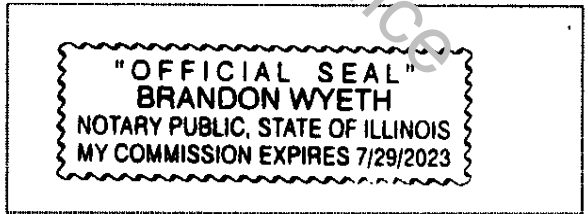
Agent Jon Schroeder

AFFIX NOTARY STAMP BELOW

On this date of: 05 | 11 | 2023

NOTARY SIGNATURE: \_\_\_\_\_

Brandon Wyeth



### 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)