

UNOFFICIAL COPY

Doc#: 2322313501 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/11/2023 03:55 PM Pg: 1 of 3

Dec ID 20230801696036
ST/CO Stamp 0-916-371-920
City Stamp 1-466-087-888

QUIT CLAIM DEED

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR, JASPER PHILLIPS, a married man of Strongsville, Ohio, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, CONVEYS and QUITCLAIMS to ANNE CUNNINGHAM AND DAVEY CUNNINGHAM, married to each other of Chicago, Illinois in joint tenancy and not as tenants in common, the following described Real Estate, situated in the City of Chicago, County of Cook, State of Illinois:

(See Legal Description attached hereto)

SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 13-35-216-017-0000

Address(es) of Real Estate: 2242 N. Sawyer Ave., Chicago, Illinois 60647



Jasper Phillips

The date of this deed of conveyance is 13 JUNE, 2023

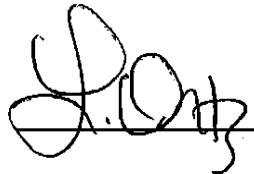
THIS IS NOT HOMESTEAD PROPERTY

State of Ohio, County of Cuyahoga, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jasper Phillips, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any.



LEZANDRIA KATHERINE ORTIZ
Notary Public
State of Ohio
My Commission Expires
September 12, 2026

Given under my hand and official seal June 13, 2023.

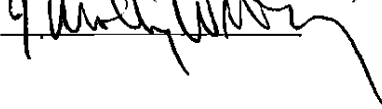


Notary Public

(My Commission Expires)

Page 1

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E), SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW (35 ILCS 200/31-45).

Date: 6/13/23 2023 Agent: 

REAL ESTATE TRANSFER TAX

10-Aug-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

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REAL ESTATE TRANSFER TAX

10-Aug-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-35-216-017-0000 | 20230801696036 | 1-466-087-888

Total does not include any applicable penalty or interest due.

FIDELITY NATIONAL TITLE

CH23008000

3815

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LEGAL DESCRIPTION

For the premises commonly known as: 2242 N. Sawyer Ave., Chicago, IL 60647

Legal Description:

THE SOUTH 33 FEET OF LOT 3 IN BLOCK 5 IN SHIPMAN, BILL AND MERRILL'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 F SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTEE'S ADDRESS

This instrument was prepared by	Send subsequent tax bills to:	Recorder-mail recorded document to:
J. Molly Wretzky/Everyday Law PLLC 4901 N. Central Park Ave. Chicago, IL 60625	Cunningham 2239 N. Sawyer Ave. Chicago, IL 60647	J. Molly Wretzky/Everyday Law PLLC 4901 N. Central Park Ave. Chicago, IL 60625

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their 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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GRANTOR OR AGENT:

Carl Walker
Signature

Crystal Walker
Print Name

Subscribed and sworn to before me this 10 of August, 2023.

Dana Marie Gorski
Notary Public



The grantee or their 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 and hold title to real estate under the laws of the State of Illinois.

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GRANTEE OR AGENT:

Carl Walker
Signature

Crystal Walker
Print Name

Subscribed and sworn to before me this 10 of August, 2023.

Dana Marie Gorski
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 ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]