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**QUIT CLAIM  
DEED**

**Statutory (Illinois)**



Doc# 2322634017 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/14/2023 11:12 AM PG: 1 OF 3

RECORDER'S STAMP

**MAIL TO:**

John W. Wynn  
120 S. State  
5<sup>th</sup> Floor  
Chicago, IL 60603

**NAME AND ADDRESS OF TAXPAYER:**

John W. Wynn  
120 S. State  
5<sup>th</sup> Floor  
Chicago, IL 60603

THE GRANTOR, John W. Wynn of the City of Chicago, State of Illinois, County of Cook, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND QUIT CLAIMS to John W. Wynn, as trustee of the John W. Wynn Trust Dated July 23, 2004 of 120 South State Street, Suite 525, Chicago, IL 60603, all of the interest in the following described Real Estate in the County of Cook, State of Illinois, to wit:

**LEGAL DESCRIPTION**


THE NORTHERLY 1/2 OF LOT 55 (EXCEPT THAT PART THEREOF TAKEN FOR MATTSON AVENUE AND EXCEPT ALSO THE FOLLOWING TO WIT: BEGINNING AT THE NORTH EAST CORNER OF SAID LOT 55; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 55, SAID EASTERLY BEING THE WESTERLY LINE OF EXCHANGE AVENUE, 50 FEET TO THE NORTH EAST CORNER OF LOT 1 IN WAGNER'S SUBDIVISION OF LOT 54 AND THE SOUTH 1/2 OF LOT 55 IN DIVISION 4 OF SOUTH SHORE SUBDIVISION ; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1, 125 FEET; THENCE NORTHERLY TO A POINT IN THE NORTHWESTERLY LINE OF SAID LOT 55, 127 FEET AND 7 1/4 INCHES SOUTHWESTERLY FROM THE NORTH EAST CORNER OF SAID LOT 55 MEASURED ALONG THE NORTHWESTERLY LINE THEREOF; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 55, 127 FEET 7 1/4 INCHES MORE OR LESS TO THE POINT OF BEGINNING) IN DIVISION 4 OF SOUTH SHORE SUBDIVISION IN SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Permanent Real Estate Index Number(s):** 21-30-111-032-0000

**Address of Real Estate:** 7355 South Kingston, Chicago, Illinois 60649

TO HAVE AND TO HOLD the said premises forever, with all appurtenances thereto belonging.

DATED: 7/18, 2023

 (SEAL)  
John W. Wynn

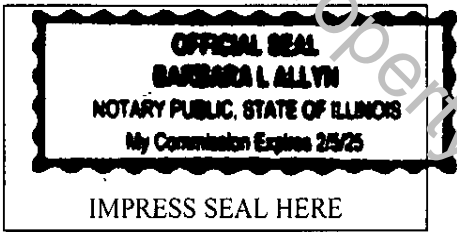
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STATE OF ILLINOIS)  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT **John W. Wynn**, 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, 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 notarial seal, this 18 day of July 2023.

Barbara L Allyn  
Notary Public



### COUNTY-ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH E,  
SECTION 31-45, REAL ESTATE TRANSFER TAX  
LAW



DATE: 7/18/23


### NAME AND ADDRESS OF PREPARER:

Jo Anne B. Bruzgul, Esq.  
Bruzgul & Associates Ltd.  
120 S. State Street, Suite 525  
Chicago, IL 60603

John W Wynn  
Buyer, Seller or Representative

\\10.1.10.10\Clients\Wynn Rental Properties new thorough 2022\7355 S. Kingston\Deeds and other Title Documents\Quit Claim Deed 7.17.23.doc

REAL ESTATE TRANSFER TAX		14-Aug-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
21-30-111-032-0000		20230801698071   2-124-904-912

REAL ESTATE TRANSFER TAX		14-Aug-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
21-30-111-032-0000		20230801698071   1-764-424-144

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

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## STATEMENT BY GRANTOR AND GRANTEE

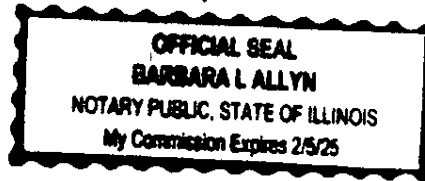
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 7/18, 2023

Signature: *John W. Upton*  
Grantor or Agent

Subscribed and sworn to before me  
This 18th day of July, 2023.

*Barbara L. Allyn*  
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 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 7/18, 2023

Signature: *John W. Upton*  
Grantee or Agent

Subscribed and sworn to before me  
This 7th day of July, 2023.

*Barbara L. Allyn*  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)