



This document prepared by:

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4426 S. Greenwood
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Mail future tax bills to:

Edna Thompson, Trustee
19805 Terrace Avenue
Lynwood, IL 60411

Mail this recorded document to:

Edna Thompson, Trustee
19805 Terrace Avenue
Lynwood, IL 60411

Doc# 2332057002 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/16/2023 09:45 AM PG: 1 OF 3

QUITCLAIM DEED

THE GRANTORS, EDNA E. THOMPSON and CHARLES BOLDEN, married to each other, 19805 Terrace Avenue, Lynwood, Illinois, 60411, in Joint Tenancy, for and in consideration of Ten and 00/100 DOLLARS, and other consideration in hand paid, CONVEY and QUITCLAIM to EDNA E. THOMPSON, 19805 Terrace Avenue, Lynwood, IL 60411, as Trustee of THE ETB REVOCABLE TRUST, dated November 14, 2023, the following described Real Estate situated in the County of Cook in the State of Illinois:

LEGAL DESCRIPTION

LOT 296 IN LYNWOOD TERRACE UNIT NUMBER 3, BEING A SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.: 33-07-319-001-0000

PROPERTY ADDRESS: 19805 Terrace Avenue, Lynwood, IL 60411

together with the tenements and appurtenances thereunto belonging, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: general real estate taxes not due and payable at the time of closing, building lines and building laws and ordinances, use of occupancy and restrictions, conditions and covenants of record, zoning laws and ordinances, public and utility easements which serve the premises, and public roads and highways.

Dated this 14th day of November, 2023.

UNOFFICIAL COPY

Edna E. Thompson
Edna E. Thompson

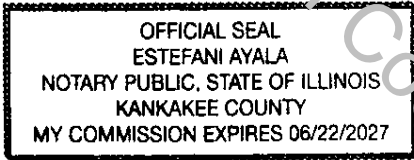
Charles Bolden
Charles Bolden

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 Edna E. Thompson and Charles Bolden, personally known to me, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 14 day of November, 2023.

Commission expires: 06/22/27 Estefani Ayala
Notary Public



Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. E and Cook County Ord. 93-0-27 par. 4.

Date 11-15-23

Sign. Michael Bradley

REAL ESTATE TRANSFER TAX		16-Nov-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

33-07-319-001-0000 | 20231101675178 | 0-020-402-128

Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 36 ILCS 200/31-47

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 title to real estate under the laws of the State of Illinois.

DATED: 11 | 14 | 2023

SIGNATURE: *Charles Bolden*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

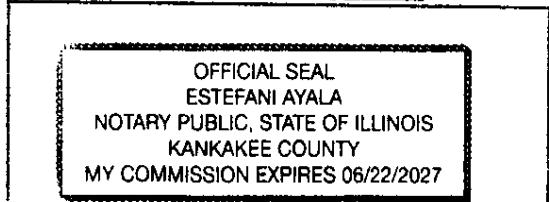
Subscribed and sworn to before me, Name of Notary Public: Estefani Ayala

By the said (Name of Grantor): CHARLES BOLDEN

On this date of: 11 | 14 | 2023

NOTARY SIGNATURE: *Estefani Ayala*

AFFIX NOTARY STAMP BELOW



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 title to real estate under the laws of the State of Illinois.

DATED: 11 | 14 | 2023

SIGNATURE: *Edna Thompson*
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: Estefani Ayala

By the said (Name of Grantee): EDNA THOMPSON

On this date of: 11 | 14 | 2023

NOTARY SIGNATURE: *Estefani Ayala*

AFFIX NOTARY STAMP BELOW



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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (36 ILCS 200/Art. 31)**)