

UNOFFICIAL COPY

Doc#: 2332106420 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/17/2023 12:30 PM Pg: 1 of 3

Dec ID 20231101676002

City Stamp 0-849-661-904

QUITCLAIM DEED

Illinois Statutory

THE GRANTORS, DEREK S. ABBOTT-MOLINA and BENJAMIN J. ABBOTT-MOLINA, married to one another, of 1622 N Monticello Ave., Chicago IL 60647, for and in consideration of Ten and no/100ths Dollars and other good and valuable consideration in hand paid, CONVEYS AND QUITCLAIMS any interest to Benjamin Abbott-Molina and Derek S. Abbott-Molina as trustees of the Benjamin and Derek Abbott-Molina Trust dated October 19, 2023, individually, all interest in the following described real estate situated in the County of COOK in the State of Illinois, to wit:

LOT 36 IN BLOCK 7 IN THE SUBDIVISION OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION AND EXCEPT RAILROAD), IN COOK COUNTY, ILLINOIS:

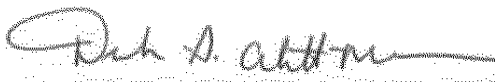
PERMANENT INDEX NUMBERS: 13-35-327-028-0000

ADDRESS OF REAL ESTATE: 1622 N MONTICELLO AVE.

CHICAGO, IL 60647

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD the above granted premises unto the party of the second part forever, solely.

DATED this 19th day of October, 2023

 (Seal)

DEREK S. ABBOTT-MOLINA

 (Seal)

BENJAMIN J. ABBOTT-MOLINA

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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 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 10/19/2023

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said Christopher S. Jordan as agent
dated 10/19/2023

Notary Public [Signature]

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 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 10/19/2023

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said Christopher S. Jordan as agent
dated 10/19/2023

Notary Public [Signature]

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.