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 ¼ OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ 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

that A outting (Seal

DEREK S. ABBOTT-MOLINA

BENJAMIN J. ABBOTT-MOLINA

(Seal)

UNOFFICIAL COPY

STATE OF ILLINOIS) SS. COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, the State aforesaid, CERTIFY THAT, DEREK S. ABBOTT-MOLINA and BENJAMIN J. ABBOTT-MOLINA are personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that the said instrument was signed, sealed and delivered as a free and voluntary act, for the uses and purposes set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this

day of UHOUS

2023

Commission expires:

Notary Public

THIS TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH 3, SECTION 4, REAL ESTATE TRANSFER ACT. EXEMPT UNDER PARAGRAPH E.

Buyer, Seller or Agent

DATE

This instrument was prepared by:

Christopher S Jordan JRQ & Associates, LLC 141 W Jackson Blvd, Suite 2720 Chicago, IL 60604

Record and Mail To: Benjamin Abbott-Molina 1622 N Monticello Ave. Chicago IL 60647

REAL ESTATE TRA	NSFER TAX	17-Nov-2023
The state of the s	CM/CAGO:	0.00
	CTA:	0.00
	TOTAL.	0.00 *
ceres services de contrator es contrator con contrator contrator con contrator contrat		

13-35-327-028-0000 20231101676002 1 0-849-661-904 * Total does not include any applicable penalty or interest due.

Send Future Tax Bills To: Benjamin Abbott-Molina 1622 N Monticello Ave. Chicago IL 60647

2332106420 Page: 3 of 3



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, 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	: [LLine	1	printer the state of the state		
		The state of the s	Grantor or Agent						
Subscri	bed and sworn to before	ne me							
by the s	aid_C'iri stopher_9	. Jordan as agent	•		ma Svetes	distribution of the second sec			
dated_	10/19/2023		1				Astronia de la composición del composición de la composición del composición de la composición de la composición de la composición del composición de la composición del com		
Notary	Public	1/1/1000	ULL			Columnia (Columnia Columnia Co			
·			Lamente de la Companya de la Company						
	intee or hip agent affi								
	nent of beneficial inter								
	corporation authorize								
	ship authorized to do								
	ecognized as a person	and authorized to do	business or agq	aire title to	real estate	e under t	he		
	the State of Illinois.					per la companya de la	and the state of t		
Dated	10/19/2023	Signature	The state of the s		4-11-12	in Linguis			
				Grantee or	Agenr	Naav.			
~ 1 .	rat at the Landscape				and the second				
Subscri	bed and sworn to before and sworn to before the said Christopher'S.	ore me Nordan ac acent				yerende e			
		morning again			g 191 Next				
dated	10/19/2023/	masuriistatuuriiraaniisaaniis* sa		411		ur Turk Kult	r Att. Saaran		
Notary	Public /		4 Degitaglioniania						
						•	Her Color physiologic wigo		
Note:	Any person who kno								
shall be	e guilty of a Class C r	nisdemeanor for the	First offense and	of a Clas	s A misde	meanor	for		

(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.

subsequent offenses.