

UNOFFICIAL COPY

Doc#: 2334133059 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/07/2023 09:50 AM Pg: 1 of 4

Dec ID 20231201686330

City Stamp 1-697-169-360

ILLINOIS QUIT CLAIM DEED

Prepared By:
Law Office of Theodore London
c/o Theodore London
1718 East 87th Street
Chicago, Illinois 60628

Send Future Tax Bills to:
Carol Edwards
7321 South South Shore Drive #7A
Chicago, Illinois 60649

STATE OF ILLINOIS

COUNTY COOK

)
)
)

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I

Name: Estate of Malcolm Simmons
City/State/Zip: 7321 South South Shore
Drive #7A Chicago Illinois 60649

Carol Edwards, not personally but as the Affiant Heir of The Estate of Malcolm Simmons, deceased, by virtue of an Order Declaring Heirship, issued to him by the Probate Court of Cook County, State of Illinois, in Case No. 2023P007625, hereinafter referred to as "Grantor(s)", does hereby convey and quitclaim unto, Carol Edwards, whose mailing address is 7321 South South Shore Drive #7A, Chicago Illinois 60649, as to 100% interest, all right, title and interest in the following described real estate, lying and being situated in COOK County, state of ILLINOIS to-wit:

Property Identification Number: 25-01-221-035-0000

Property Address: 8942 South Crandon Avenue
Chicago Illinois 60617

ILLINOIS Quit Claim Deed


Prepared for Heirs at Law of The Estate of Malcolm Simmons

Prepared by: The Law office of Theodore London & Associates, Chicago, Ill. 60617

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

REAL ESTATE TRANSFER TAX	04-Dec-2023
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

25-01-221-035 0000 | 20231201686330 | 1-697-169-360

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

Property of Cook County Clerk's Office

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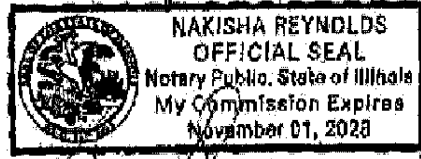
STATEMENT BY GRANTOR AND GRANTEE

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 12/1/23

Signature: *Nakisha Reynolds*
Grantor or Agent

Subscribed and sworn to before me
by the said AGENT
dated 12/1/23



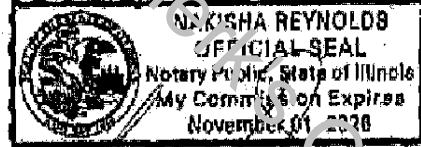
Notary Public *Nakisha Reynolds*

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 12/1/23

Signature: *Nakisha Reynolds*
Grantee or Agent

Subscribed and sworn to before me
by the said AGENT
dated 12/1/23



Notary Public *Nakisha Reynolds*

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.