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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 #7 A 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 all nowledged, 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 Affant 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. 2023P007la25, hereinafter referred to as "Grantor(s)", does hereby convey and quitelaim unto, Carot 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: 25-0 1-221-035-0000

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, II., 60617

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☐ Legal Description:

LOT 15 IN BLOCK 8 IN SOUTH SHORE GARDENS, A SUBDIVISION IN THE NORTHEAST 14 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LESS AND EXCEPT all oil, gas, and minerals, on and under the above-described property owned by Grantor, if any, which are reserved by Grantor.

This conveyance is SUBJECT to all easements, roadways, servitudes, restrictive covenants and oil, gasand other mineral reservations, exceptions, conveyances, and leases of record or obvious on reasonable inspection of the subject property.

Ad valorem tax.
by Grantees herein.

Date: /// 30/.23 Ad valorem taxes as of the date of sale have been prorated between Grantor and Grantoes and are assumed

Carol Edwards

Type or Print Name

Heir at Law

and de Columbs

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State afteresaid, certify that Carol Edwards, personally known to me to be the same persons whose name is subjectibed to the foregoing instrument, appeared before me this day in person, and acknowledge that she signed, scaled, and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestcad.

Given under my hand and notarial stal, this 30 day of 1

IMPRESS SEAL HERE

ACADORES TO NOT THE TANK MOTARY CONTRACTOR TO STANDOR Ranki Blogga THOTERON,

and the second s

Notary Public:

Print Name: Theodore London

My Commission Expires: March 28, 2025

Exempt under provision of Paragraph E, Section 31-45Real

Estate Transfer Act

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, IL. 60617

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MUNICIPAL TRANSFER STAMP (If Required)

COUNTY/ILLINOIS TRANSFER STAMP (If Required)

REAL ESTATE TRANS	FER TAX	04-Dec-2023	
2°0	CHICAGO:	0.00	
	CTA:	0.00	
	TOTAL:	0.00 *	
25-01-221-(35)0000	20231201686330	1-697-169-360	

any ap.

Cook County Clark's Office * Total does not include any applicable penalty or interest due.

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STATEMENT BY GRANTOR AND GRANTEE

The granter 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.

Subscribed and sworn to before me by the said AGENT Notary Public State of Illinois. The grantee or his agent affirms and verifies that the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation foreign corporation authorized to do by siness or acquire and hold title to real estate in Illinois, 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 state of Illinois. Dated L//23 Signature: Signature: Orantee or Agent Notary Public State of Illinois OFFICIAL SEAL Notary Public State of Illinois	Subscribed and sworn to before me by the said dated Notary Public The grantee or his agent affirms and verifies that the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, partnership authorized to do business or acquire and hold title to real estate in Illinois, or oth 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	Dated 121/23	Signature:	Motor	vola h	e Sune
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by the said dated My Commission Expires My Commission On the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 2/23 Signature: Grantee or Agent NEXISHA REYNOLDS Subscribed and sworn to before me	by the said dated AGENT My Commission Expires November 21, 2023 Motary Public The grantee or his agent affirms and verifies that the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, partnership authorized to do business or acquire and hold title to real estate in Illinois, or oth 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 Dated Signature: Signature: November 01, 2028 November 01, 2028 November 01, 2028 November 01, 2028	Subscribed and sworn to before me		OFFIC	CIAL SEAL	
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Dated	Dated					
Dated	Dated 2/23 Signature: Of MA Control of Agent Subscribed and sworn to before me by the said AGENT dated 12/1/21 Notary Public, State of Illinois November of 2016 November of 2016		Jaiott 10 130 titti	smoss or acqui	e note so tear o	sunto unidoi na
Grantee or Agent NACISHA REYNOLDS Subscribed and sworn to before me	Subscribed and sworn to before me by the said AGENT dated 12//2	1				A.
Grantee or Agent NACISHA REYNOLDS Subscribed and sworn to before me	Subscribed and sworn to before me by the said AGENT dated 12//2	Dated 2/1/23	Signature:	VIOLAL.	La Kre	Sure
Subscribed and sworn to before me	Subscribed and sworn to before me by the said 12/1/23 All Reynolds All	-		Gri	intee or Agent	
	by the said AGENT Notary Public State of Illinois dated 12/12 November 01 2018		40		والتبيثات المناسبات المالات	
by the said AGENT	dated 12/1/23 November 11 2038			🙀 🖟	CIAL-SEAL	
- ************************************	XAVIV. TO TO	by the said <u>AGENT //</u>		Notary PUNI	c, state of Hundle % 4 on Expires	
dated 12/1/23 November 01 2038	NAVISO BUROL	dated 12/1/23		Novem	95 to 2538	
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Notary Public / OUNG / 41019	NOTHRY PUBLIC	Notary Public	MINUS /	47119	 	
Number Action of the State of the Action of the State of		Made to the final to the				
Note: Any person who knowingly submits a false statement concerning the identity of a grante						
shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for			or lich die filest	orrense and e	; a Class A mis	scemeanor for
SUNCHACH LONGON	subsequent offenses.	anoschaen i On euses			• 1	

(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.