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2334715033D

PREPARED BY:

ANNE CHESTNEY MUDD, ESQ.
3958 HAMPTON AVENUE
WESTERN SPRINGS, IL 60558

Doc# 2334715033 Fee \$77.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/13/2023 02:18 PM PG: 1 OF 3

**MAIL RECORDED DEED
AND SEND TAX BILLS TO:**

JAMES W. STEWART AND GLADYS NELL SANDIFER STEWART
2306 W. 80TH STREET
CHICAGO, IL 60620

QUIT CLAIM DEED

GRANTORS, JAMES W. STEWART and GLADYS NELL SANDIFER STEWART, husband and wife, as joint tenants, of the City of Chicago, County of Cook and State of Illinois, for and in consideration of Ten and No Hundredths Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND QUITCLAIM to:

GRANTEES, JAMES W. STEWART and GLADYS NELL SANDIFER STEWART, husband and wife, not individually and not as tenants in common, but as Tenants by the Entirety, any and all of Grantor's interest in the following described real estate situated in Cook County, Illinois, to-wit:

LOT 36 IN WESTERN AVENUE AND 80TH STREET RESUBDIVISION OF LOTS 1 TO 45 INCLUSIVE IN BLOCK 2 IN O.H. BECKWITH'S SUBDIVISION OF BLOCKS 14 AND 15 IN HUNTER'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 20-31-104-036-0000

ADDRESS OF REAL ESTATE: 2306 W. 80th Street, Chicago, IL 60620

Hereby expressly waiving and releasing all rights or benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 11 day of December, 2023

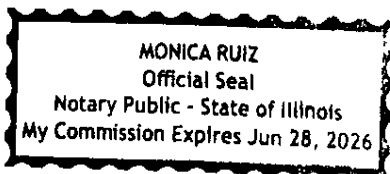
James W. Stewart

Gladys Nell Sandifer Stewart

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 James W. Stewart and Gladys Nell Sandifer Stewart, having shown official documentation of identity or personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged signing, sealing, and delivering the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including a waiver of homestead rights.

Given under my hand and official seal this 11 day of December, 2023



Notary Public

Exempt under Paragraph (e), Section 31-45 of the Real Estate Transfer Tax Law

James W. Stewart 12/11/23
Seller or Representative Date



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COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387


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Property of Cook County Clerk's Office

| REAL ESTATE TRANSFER TAX | | 13-Dec-2023 |
|---|-----------|-------------|
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |

20-31-104-036-0000 | 20231201694340 | 1-479-385-136

| REAL ESTATE TRANSFER TAX | | 13-Dec-2023 |
|---|----------|-------------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 |

20-31-104-036-0000 | 20231201694340 | 2-027-970-608

* Total does not include any applicable penalty or interest due

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STATEMENT BY GRANTOR AND GRANTEE (55 ILCS 5/3 5020 B)

The Grantor or his Agent affirms that the name of the Grantor 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 December 11th, 2023

Signature: *James W. Stewart*
Grantor or Agent

Subscribed and sworn to before me by
by the said Grantor this 11 day of

December, 2023.

[Signature]
Notary Public



The Grantee or his Agent affirms 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 and hold title to real estate under the laws of the State of Illinois.

Dated December 11th, 2023

Signature: *Yolky Nell Stewart*
Grantee or Agent

Subscribed and sworn to before me by
by the said Grantee this 11 day of

December, 2023.

[Signature]
Notary Public



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 ABI to be recorded in Cook County, Illinois, if exempt under the provisions of the Illinois Real Estate Transfer Tax Law)