

# UNOFFICIAL COPY



## QUIT CLAIM DEED (ILLINOIS)

THE GRANTOR, **GERARD MORGAN, JR.**, for and in consideration of Ten Dollars (\$10.00), and

Doc# 2336034033 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/26/2023 02:20 PM PG: 1 OF 3

RECORDER'S STAMP

other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to GRANTEE, **2845 Lincoln St., LLC**, all interest in the following described real estate located at 2845 Lincoln St., Franklin Park, IL, 60131, in the County of Cook, to wit:

**Permanent Real Estate Index Number: 1228-125-002-0000**

**Address of real estate: 2845 Lincoln St., Franklin Park, IL 60131**

### LEGAL DESCRIPTION:

**THE NORTH 70 FEET OF THE WEST 125 FEET OF BLOCK 14 OF TURNER PARK LAND ASSOCIATION SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF GRAND AVENUE IN COOK COUNTY, ILLINOIS.**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 25<sup>TH</sup> day of NOVEMBER, 2023.



x  (SEAL)  
GERARD MORGAN, JR.



Exempt from review under Franklin Park document requirements pursuant to Paragraph A(1) of Section 2-406.4 of the Franklin Park Village Code.

This transaction is exempt under the provisions of Paragraph E, Section 4 of the Real Estate Transfer Tax Act.

Date: NOVEMBER 25, 2023

REAL ESTATE TRANSFER TAX		26-Dec-2023	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00

12-28-125-002-0000 | 20231201696772 | 0-633-729-072

S  
P  
S  
SC  
INT

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State of Illinois, )  
County of Cook ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GERARD MORGAN, JR., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

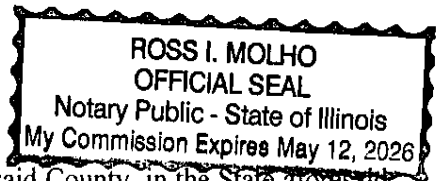
x [Signature] (SEAL)  
GERARD MORGAN, JR., Grantor

Given under my hand and official seal, this 25 day of November, 2023.

Commission expires: May 12/2026

[Signature]  
Notary Public

State of Illinois )  
County of Cook ) SS



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GERARD MORGAN, JR., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

x [Signature] (SEAL)  
2845 Lincoln St., LLC, Grantor  
Managing Member - Gerard Morgan, Jr.

Given under my hand and official seal, this 25 day of November, 2023.

Commission expires: May 12, 2026

[Signature]  
Notary Public

This instrument was prepared by Molho and Associates; LLC, 1751 S. Naperville Road, Suite 209, Wheaton, IL 60189.

MAIL TO:  
GERARD MORGAN, JR.  
128 N. Cogswell Rd  
Bensenville, IL 60106

SEND SUBSEQUENT TAX BILLS TO:  
GERARD MORGAN, JR.  
128 N. Cogswell Rd.  
Bensenville, IL 60106

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## STATEMENT BY GRANTOR AND GRANTEE

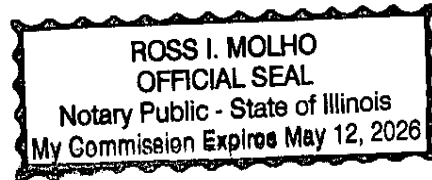
THE GRANTOR, GERARD MORGAN, JR., or their Agent affirm that, to the best of their knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and 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: November 25, 2023

Signature: x [Signature]  
Gerard Morgan, Jr. or Agent

Subscribed and Sworn to before me by the said this 25 day of November, 2023

[Signature]  
Notary Public



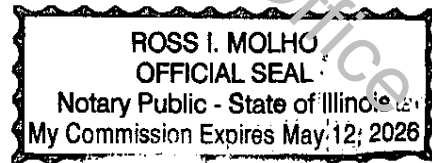
THE GRANTEE, 2845 Lincoln St., LLC or its Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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 and hold title to real estate under the laws of the State of Illinois.

Dated: November 25, 2022

Signature: x [Signature]  
2845 Lincoln St., LLC, or Agent  
By Managing Member  
Gerard Morgan, Jr.

Subscribed and Sworn to before me by the said this 25 day of November, 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 Section 4 of the Illinois Real Estate Transfer Tax Act).