

Doc# 2401133445 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/11/2024 03:48 PM Pg: 1 of 3

Dec ID 20240101607034

City Stamp 0-618-117-168

QUIT CLAIM DEED

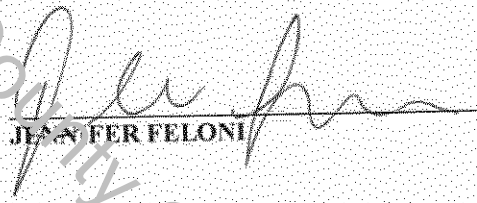
THE GRANTOR(S), **JENNIFER (Solley) FELONI**, a married woman, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) to **MATTHEW FELONI** and **JENNIFER FELONI** as Co-Trustees and Tenants by the Entirety, under the **MATTHEW & JENNIFER FELONI JOINT REVOCABLE TRUST**, dated **November 28th, 2023**, and unto all and every successor or successors in Trust under said Living Trust, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: Legal Description (*see attached*)

Property Index Number: **15-25-110-010-0000**

Address of Real Estate: **2621 N. Washtenaw Ave.
Chicago, IL 60647**

SUBJECT TO: Covenants, conditions and restrictions of record, building lines, public and utility easements, all applicable zoning laws and ordinances, existing leases and tenancies, if any; special governmental taxes or assessments for improvements not yet completed, unconfirmed special governmental taxes or assessments, general real estate taxes not yet due and payable. Grantee(s) shall have and hold said premises forever.

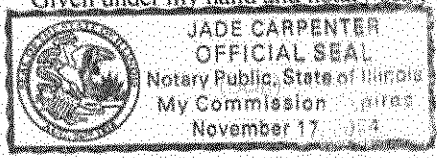
Dated this **28th** Day of **November** 2023.


JENNIFER FELONI

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **JENNIFER FELONI** 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 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.

Given under my hand and notary seal, this 28th day of Nov., 2023.




Notary Public

Prepared By: **Zeidman & Carpenter, PLLC.**
4711 Golf Rd. Suite 1125
Skokie, Illinois 60076
Tel. (312)809-8443
Fax. (312)757-5318


MAIL TO: **Jade Carpenter**
4711 Golf Rd., Suite 1125
Skokie, IL 60076

Send subsequent tax bills to: 2555 N. Bernard St.
Chicago IL 60604

UNOFFICIAL COPY

LEGAL DESCRIPTION:

LOT 26 IN BLOCK 10 IN HARRIET FARLIN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		10-Jan-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

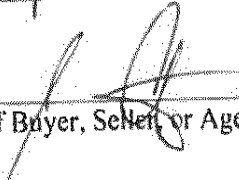
13-25-410-010-0000 | 20240101607034 | 0-618-117-168

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

Exempt under 35 ILCS 200/31-45 Paragraph e

Section 4, Real Estate Transfer Act

Date: 1/28/23



Signature of Buyer, Seller, or Agent

Property of Cook County Clerk's Office


UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the 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.


Date: November 28th, 2023.

Signature:


JENNIFER FELONI

Subscribed and sworn to before me by JENNIFER FELONI
this 28th day of November, 2023.

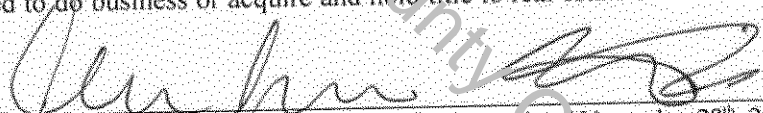




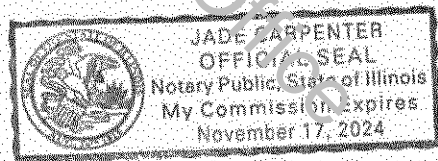
Notary Public

The grantee(s) or her/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 and hold title to real estate under the laws of the State of Illinois.

Signature:


Matthew and Jennifer Feloni Joint Revocable Trust, dated November 28th, 2023
By: Jennifer + Matthew Feloni
Its: Trustee

Subscribed and sworn to before me by MATTHEW FELONI and/or JENNIFER FELONI as Co-Trustees.
this 28th day of Nov, 2023.





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.