

# UNOFFICIAL COPY

Doc#: 2403006198 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/30/2024 02:41 PM Pg: 1 of 3

## QUIT CLAIM DEED

Dec ID 20240101623032

City Stamp 0-730-442-800

THE GRANTOR(S), Linda L. Ward, a single woman of the City of Chicago, Illinois for consideration of \$10.00, CONVEY(S) and QUIT(S) CLAIM to Carla Joanne Ward, a single woman of 4375 Highway 51 North, Building 13-Apt.101 Horn Lake, MS 38637 GRANTEE(S), the following described Real Estate situated in the County of COOK, State of Illinois, to wit:

LOT 228 IN F.H. BARTLETT'S GREATER CHICAGO SUBDIVISION NO. 1, BEING A SUBDIVISION OF ALL OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 10 TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALL OF THAT PART OF THE SOUTH EAST 1/4 OF SAID SECTION 10 LYING WEST OF AND ADJOINING THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY (EXCEPTING THEREFROM THE NORTH 33.277 ACRES THEREOF) IN COOK COUNTY, ILLINOIS.


COMMONLY KNOWN AS: 10223 S. Prairie Ave. Chicago, IL 60628

PIN: 25-10-326-008-0000

TRANSFER EXEMPT UNDER PROVISIONS OF PARAGRAPH 200, SECTION 31-15(E) OF THE STATE OF ILLINOIS REAL ESTATE TRANSFER ACT.

The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois. SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes not yet due or payable.

DATED this 9 day of JANUARY, 2024  
REAL ESTATE TRANSFER TAX 30-Jan-2024

  
Linda L. Ward (SEAL)

	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

25-10-326-008-0000 | 20240101623032 | 0-730-442-800

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

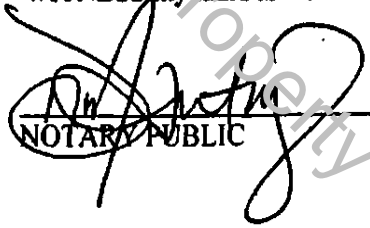
# UNOFFICIAL COPY

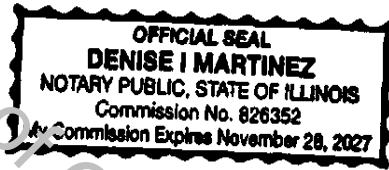
STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Linda L. Ward, personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and signed and delivered the said instrument and caused their signature to be affixed thereto, as their free and voluntary act for the uses and purposes therein set forth.

WITNESS my hand and official seal this 9 day of January, 2024.

  
NOTARY PUBLIC



PREPARED BY: VIRA LAW, LLC | 4106 W. North Ave. Chicago, IL 60639

MAIL TO/GRANTEES/FUTURE TAX BILLS TO:

Carla Joanne Ward  
P.O. BOX 2552  
Cordova, TN 38088

Recorder's Office Box No. \_\_\_\_\_

COOK County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

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 (ABI) 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 another 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: Jan 9 2024

SIGNATURE: Linda L. Ward  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

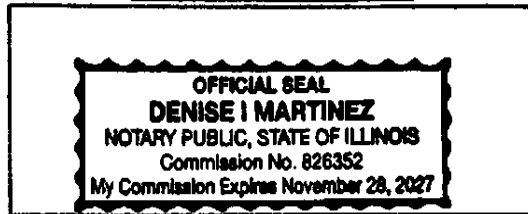
Subscribed and sworn to before me, Name of Notary Public: Denise I. Martinez

By the said (Name of Grantor): Linda L. Ward

On this date of: Jan 9 2024

NOTARY SIGNATURE: [Signature]

**AFFIX NOTARY STAMP BELOW**



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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: Jan 9 2024

SIGNATURE: Carla Joanne Ward  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

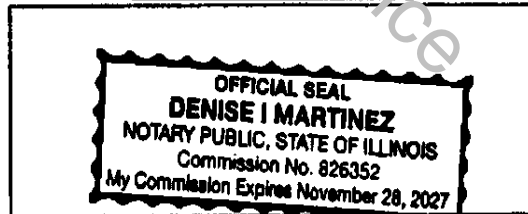
Subscribed and sworn to before me, Name of Notary Public: Denise I. Martinez

By the said (Name of Grantee): Carla Joanne Ward

On this date of: Jan 9 2024

NOTARY SIGNATURE: [Signature]

**AFFIX NOTARY STAMP BELOW**



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**