

UNOFFICIAL COPY

This Document Prepared By:

GIUSEPPE ARATO
Attorney at Law
LAW OFFICE OF GIUSEPPE ARATO
444 N NORTHWEST HWY
SUITE 340
PARK RIDGE, ILLINOIS 60068
7736319400

Doc#: 2403213177 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/01/2024 10:45 AM Pg: 1 of 4

Dec ID 20240201624999
ST/CO Stamp 1-853-353-008
City Stamp 2-126-126-128

**After Recording, Return and
Mail Tax Statements To:**

Ann McNamara, as Trustee
6154 N. AVONDALE
CHICAGO, ILLINOIS 60631

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

The Grantor,

ANN MCNAMARA, a widow,

Whose mailing address is 6154 N. AVONDALE CHICAGO, ILLINOIS 60631;

FOR GOOD AND VALUABLE CONSIDERATION, in hand paid, conveys and quitclaims to:

ANN MCNAMARA, as Trustee of THE ANN MCNAMARA LIVING TRUST, U/A dated May 19, 2023, the GRANTEE,

Whose mailing address is 6154 N. AVONDALE CHICAGO, ILLINOIS 60631

And to Grantee's successors and assigns, all of the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

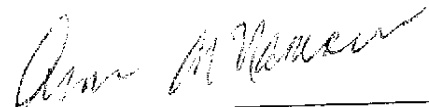
Permanent Index Number: 13-08-323-035-0000

Site Address: 4910 N. AUSTIN, CHICAGO, ILLINOIS 60630

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; however, SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; to have and to hold said premises forever.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 19 day of May, 2023.



ANN MCNAMARA

UNOFFICIAL COPY

EXHIBIT A

LOTS 16 AND 17 IN W.F. KAISER AND COOPER'S GARDEN SUBDIVISION OF THE EAST ½ OF THE EAST ½ OF THE SOUTH EAST ¼ OF THE SOUTH WEST ¼ OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

and more commonly known as 4910 N. AUSTIN, CHICAGO, ILLINOIS 60630

TAX PARCEL NUMBER: 13-08-323-035-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

The foregoing transfer of title/conveyance is hereby accepted by ANN MCNAMARA, of 6154 N. AVONDALE CHICAGO, ILLINOIS 60631, as Trustee under the provisions of THE ANN MCNAMARA LIVING TRUST.

Ann McNamara

ANN MCNAMARA,
Trustee, as aforesaid

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

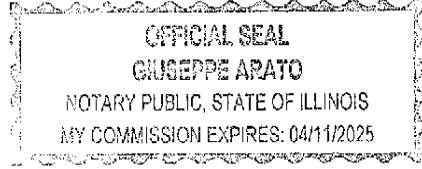
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT ANN MCNAMARA** is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed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

Given under my hand and seal this 19 day of MAY, 2023.

Giuseppe Arato

Notary Public

My commission expires: 4-11-2025



“Exempt under Paragraph (e), Section 31-45;
Illinois Real Estate Transfer Tax Act”
5-19-23 *Giuseppe Arato*
Date Buyer, Seller or Representative

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

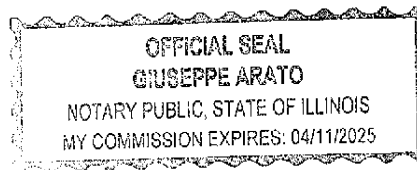
The GRANTOR (or the agent for the GRANTOR) affirms that, to the best of the knowledge of the undersigned, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business 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 this 19 day of MAY, 2023.

Ann McNamara

ANN MCNAMARA

Subscribed and sworn to before me by the said ANN MCNAMARA, this 19 day of MAY, 2023



Notary Public: _____

Giuseppe Arato

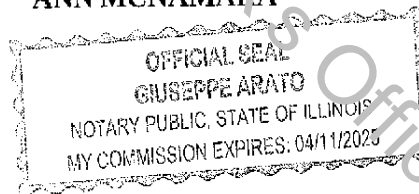
The GRANTEE (or the agent for the GRANTEE) affirms that, to the best of the knowledge of the undersigned, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business 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 this 19 day of MAY, 2023.

Ann McNamara

ANN MCNAMARA

Subscribed and sworn to before me by the said ANN MCNAMARA, this 19 day of MAY, 2023.



Notary Public: _____

Giuseppe Arato

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.)