

# UNOFFICIAL COPY

Doc#: 2405133112 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/20/2024 10:25 AM Pg: 1 of 4

Dec ID 20240201633152

City Stamp 0-710-722-096

## QUITCLAIM DEED

THE GRANTOR(S) Geraldine Lynn Jennings (aka Geraldine L. Jennings), surviving joint tenant, a single woman, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUITCLAIM(S) to Tiffany Lorraine Jennings and Jewel Lynn Watts, not as tenants in common, but as joint tenants with rights of survivorship, all right, title and interest in and to the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:


SEE ATTACHED LEGAL DESCRIPTION

PIN(s): 20-04-310-018-0000

Common Property Address: 4402 S. Union Ave., Chicago, Illinois 60609

TO HAVE AND TO HOLD said premises forever, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Illinois.

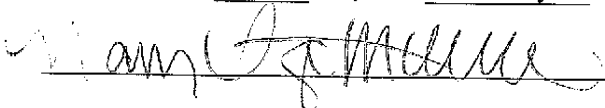
Dated this 2nd day of February 2024

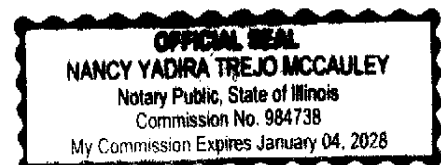
  
Geraldine Lynn Jennings (aka Geraldine L. Jennings)

STATE OF ILLINOIS,  
COUNTY OF COOK

The undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Geraldine Lynn Jennings (Geraldine L. Jennings), personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated this 2nd day of February 2024

 (Notary Public)



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**Prepared by:**

Nery Richardson & Konewko LLC  
4258 West 63rd Street  
Chicago, IL 60629

**Name and Address of Taxpayer and Mail Deed to:**

Tiffany L. Jennings and Jewel L. Watts  
4402 S. Union Ave.  
Chicago, IL 60609

Exempt under provisions of subparagraph (e), Illinois Real Estate Transfer Tax Law.

*Heraldine L. Jennings*  
Date

2-2-24

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		14-Feb-2024
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

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

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Legal Description:

LOT 9 IN BLOCK 4 IN FAWCETT'S SUBDIVISION OF THE WEST 10 ACRES OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE WEST 5 ACRES OF THE NORTH HALF OF THE WEST HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN(s): 20-04-310-018-0000

Common Property Address: 4402 S. Union Ave., Chicago, Illinois 60609

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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 February 2, 2024

Signature: Geraldine L Jennings  
Grantor or Agent

Subscribed and sworn to before me by the said Geraldine L Jennings  
this 2 day of February, 2024.

NOTARY PUBLIC Nancy DeMunn



The Grantee or 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 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.

Date February 2, 2024 Signature: Jewel Watts & Tiffany Jennings  
Grantee or Agent

Subscribed and sworn to before me by the said Jewel Watts & Tiffany Jennings  
This 2 day of February, 2024.

NOTARY PUBLIC Nancy DeMunn



NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)