## **UNOFFICIAL COPY**

Doc#. 2405133266 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 02/20/2024 03:53 PM Pg: 1 of 4

Dec ID 20240201634505 ST/CO Stamp 0-121-905-712

City Stamp 2-068-062-768

This Document Prepared By:

THERESA CLANCY
Attorney at Law
Theresa Clancy Law

801 North Euclid Ave.

Oak Park, Illinois 60302 (708) 819-1580

After Recording, Return and Mail Tax Str. em ents To:
Cedrick Hunter, as Trustee
1754 North Merring: Avenue
Chicago, IL 60639

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### **QUITCLAIM DEED**

The Grantor,

CEDRICK HUNTER, an unmarried man,

Whose mailing address is 1754 North Merrimac Avenue, Chicago, IL 60639;

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

CEDRICK HUNTER, as Trustee of THE CEDRICK HUNTER LIVING TRUST, U/A dated September 26, 2012, the GRANTEE,

Whose mailing address is 1754 North Merrima, Avenue, Chicago, IL 60639;

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

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

Permanent Index Number: 13-32-309-005-0000

Site Address: 1754 North Merrimac Avenue, Chicago, IL.

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.

Signed on November \_\_\_\_\_\_, 2023, County of Cook, Illinois

2405133266 Page: 2 of 4

# **UNOFFICIAL**

#### **CEDRICK HUNTER**

The foregoing transfer of title/conveyance is hereby accepted by CEDRICK HUNTER, of 1754 North Merrimac Avenue, Chicago, IL 60639, as Trustee under the provisions of THE CEDRICK **HUNTER LIVING TRUST.** 

> CEDRICK HUNTER, Trustee, as aforesaid

STATE OF ILLANOIS ) ss. COUNTY OF COUK

acki.
Or
Coop
County
"E: The foregoing instrument was acknowledged before me on this November HUNTER.

My commission expires: 1/31/26

THERESA CLANCY OFFICIAL SEAL Notary Public - State of Illinois dy Commission Expires Jan. 31, 2026 "Exempt under Paragraph (e), Section 31-45;

Illinois Real Estate Transfer Tax Act"

Buyer, Seller or Representative

## **UNOFFICIAL COPY**

#### **EXHIBIT A**

LOT 2 (EXCEPT THE WEST 1/2 THEROF) IN BLOCK 31, IN A GALE'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 31 AND THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 40, NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIN, IN COOK COUNTY, ILLINOIS

and more commonly known as 1754 North Merrimac Avenue, Chicago, IL 60639. NUMBER.

OF COOK COUNTY CIENTS OFFICE

TAX PARCEL NUMBER: 13-32-309-005-0000

## **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.

estate in Illinois, a partnership authorized to do business o entity recognized as a person and authorized to do busin	r acquire and hold title to real estate in Illinois, or other
State of Illinois.	ess of acquire title to real estate under the laws of the
Dated this day of November, 2023.	CEDRICK HUNTER
Subscribed and sworn to before the said Cedrick Hunter, this	THERESA CLANCY OFFICIAL SEAL Notary Public - State of Illinois My Commission Expires Jan. 31, 2026
The GRANTEE (or the agent for the GRANTEE) affirms the name of the GRANTEE shown on the deed or assignment person, an Illinois corporation or foreign corporation authorized in Illinois, a partnership authorized to do business of entity recognized as a person and authorized to do business of the original state of Illinois.	ent of the eneficial interest in a land trust is either a natural horized to do business or acquire and hold title to real racquire and hold title to real estate in Illinois, or other
Dated this day of November, 2023.	CEDRICK HUNTER
Subscribed and sworn to before me by the said Cedrick Hunter, this	THERESA CLANCY OFFICIAL SEAL Notary Public - State of illinois My Commission Expires Jan. 91, 2026

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.)