

# UNOFFICIAL COPY

## QUIT CLAIM DEED

STATE OF ILLINOIS



Doc# 2405234058 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/21/2024 02:47 PM PG: 1 OF 3

*Leave space for recording stamp*

**THE GRANTOR, THEODORE A. SHEPARD AND RACHEL K. COBURN, BOTH UNMARRIED, OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID,**

**CONVEYS AND QUIT CLAIMS TO TR RICHMOND LLC,**

BEING A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF ILLINOIS AND DULY AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF ILLINOIS,

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

LOT 32 IN BLOCK 5 BYRON A. BALDWIN'S SUBDIVISION OF LOT 4 IN HEALD, BARRON AND OTHERS SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PROPERTY ADDRESS: 2633 NORTH RICHMOND STREET, CHICAGO, ILLINOIS 60647**

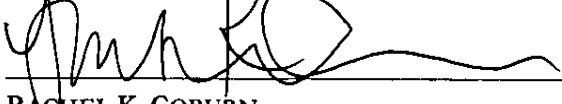
**PERMANENT INDEX NUMBER(S): 13-25-313-007-0000**

THE DATE OF THIS DEED OF CONVEYANCE IS: OCTOBER 9<sup>th</sup>, 2023

\* EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35 ILCS 200/31-45 SUB PAR. **D** AND COOK COUNTY ORDINANCE 93-0-27 PAR. **D**.

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\_\_\_\_\_  
THEODORE A. SHEPARD (SEAL)

  
\_\_\_\_\_  
RACHEL K. COBURN (SEAL)

STATE OF ILLINOIS

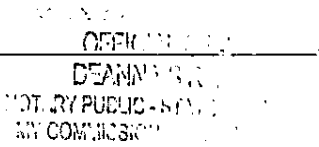
COUNTY OF COOK SS.

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT **THEODORE A. SHEPARD AND RACHEL K. COBURN**, ARE 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 NOTARIAL SEAL, THIS 2<sup>nd</sup> TH DAY OF OCTOBER, 2023.


\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_





This Instrument was Prepared By:	Send Subsequent Tax Bills to:	After Recording Mail To:
Ryan Law Group, Ltd.	TR Richmond LLC	Ryan Law Group, Ltd.
2661 North Lincoln, Frnt 1	2633 North Richmond Street	2661 North Lincoln, Frnt 1
Chicago, IL 60614	Chicago, Illinois 60647	Chicago, IL 60614

REAL ESTATE TRANSFER TAX 21-Feb-2024

	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX 21-Feb-2024

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00


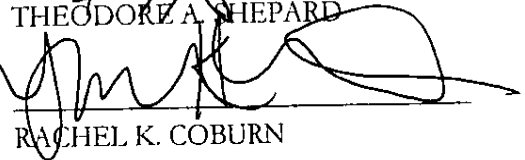
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## Statement by Grantor and Grantee

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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.

Dated October 9<sup>th</sup>, 2023

Signature:

  
\_\_\_\_\_  
THEODORE A. SHEPARD  
  
\_\_\_\_\_  
RACHEL K. COBURN

Subscribed and sworn to before me by the

Said THEODORE A. SHEPARD and RACHEL K. COBURN

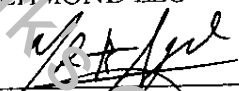
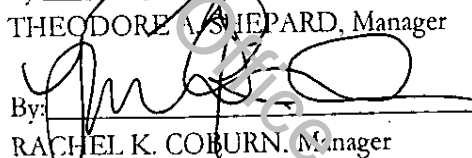
This 9 day of October, 2023

\_\_\_\_\_  
Notary Public

The grantee or his agent affirms that, to the best of his knowledge, 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.

Dated October 9<sup>th</sup>, 2023

Signature:

TR RICHMOND LLC  
By:   
\_\_\_\_\_  
THEODORE A. SHEPARD, Manager  
By:   
\_\_\_\_\_  
RACHEL K. COBURN, Manager

Subscribed and sworn to before me by the

Said THEODORE A. SHEPARD and RACHEL K. COBURN

This 9 day of October, 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. [Attach to deed of ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]