

# UNOFFICIAL COPY

Doc#: 2406529004 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/5/2024 12:00 AM Pg: 1 of 4

Dec ID 20240201631151

ST/Co Stamp 1-166-119-472 ST Tax \$0.00 CO Tax \$0.00

City Stamp 2-040-615-472 City Tax \$0.00

**This Instrument was prepared by  
After recording, please mail to:**

Jennifer Barton, Esq.  
Robbins DiMonte, Ltd.  
180 North LaSalle Street, Suite 3300  
Chicago, Illinois 60601

**Mail Subsequent Tax Bills to:**

Lennart J. Swanson Self-Declaration of Trust  
5706 N. Newark Avenue  
Chicago, IL 60631

## QUIT CLAIM DEED

Statutory (Illinois)

PT24-95360 1/3

The GRANTORS, **JAMES L. SWANSON and DENISE M. SWANSON, Heirs at law of LENNART J. SWANSON, deceased**, Chicago, IL 60631, for and in consideration of TEN and no/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid, **CONVEY and QUIT CLAIM UNTO DENISE M. SWANSON**, as Successor Trustee of the **LENNART J. SWANSON SELF-DECLARATION OF TRUST** dated July 6, 2007, The GRANTEE of 5706 N. Newark Avenue, Chicago, IL 60631, all of their interest, if any, in the following described Real Estate situated in the COUNTY of COOK, in the STATE of ILLINOIS, to-wit.

LOT 10 IN BLOCK 29 IN NORWOOD PARK IN THE SOUTH 1/2 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Address of Real Estate: 5706 N. Newark Avenue, Chicago, IL 60631

Permanent Real Estate Index Number: 13-06-405-017-0000


\*THIS IS NOT HOMESTEAD PROPERTY.

[SIGNATURE AND NOTARY PAGES TO FOLLOW]

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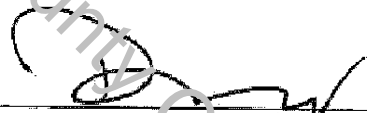
DATED as of this 29 day of January, 2024.

  
JAMES L. SWANSON

 District of Columbia  
STATE of )  
City ) ss.  
COUNTY of Washington

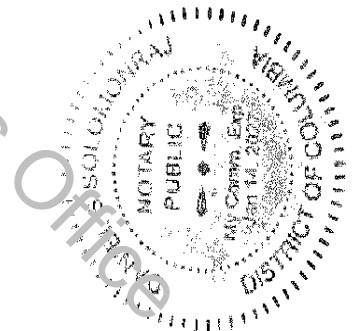
I, the undersigned, a Notary Public in and for said County, the State aforesaid, do hereby certify that James L. Swanson, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument, as his 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 official seal this 29 day of January, 2024.

  
NOTARY PUBLIC

Exempt under provisions of paragraph (E),  
Section 31-45 of the real estate transfer Tax  
Law (35 ILCS 200/31-45).

Date: 02/09/2024 Agent: William J. Ferguson



# UNOFFICIAL COPY

DATED as of this 2<sup>nd</sup> day of February, 2024.

Denise M. Swanson  
DENISE M. SWANSON

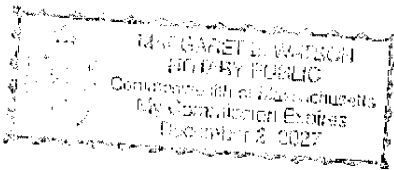
STATE of Massachusetts  
) ss.  
COUNTY of Norfolk

*as evidenced by a Massachusetts driver's license and*

I, the undersigned, a Notary Public in and for said County, the State aforesaid, do hereby certify that Denise M. Swanson, 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 and delivered the said instrument, as her 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 official seal this 2<sup>nd</sup> day of February, 2024.

Margaret E. Watson  
NOTARY PUBLIC Margaret E. Watson



Property of Clerk's Office

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## STATEMENT OF GRANTOR / GRANTEE

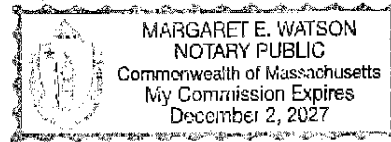
The grantor or grantor's agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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 title to real estate under the laws of the State of Illinois.

Dated: 2/2/24

Signature: Denise M. Swanson  
Grantor or Grantor's Agent

Subscribed and sworn to before me by the said AGENT Denise M. Swanson this 2<sup>nd</sup> day of February, 2024

Margaret E. Watson  
Notary Public Margaret E. Watson



The grantee or grantee's 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 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: 02/06/2024

Signature: Emily Kaminski  
Grantee or Grantee's Agent

Subscribed and sworn to before me by the said AGENT Emily Kaminski this 6<sup>th</sup> day of February, 2024

Cathrine Broch Irby  
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 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.)