

# UNOFFICIAL COPY

## QUIT CLAIM DEED



Doc# 2407207034 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
DATE: 3/12/2024 4:20 PM  
PAGE: 1 OF 3

THE GRANTORS,  
**Joyce Brody\*** and **Lenny Brody**  
**a/k/a Leonard Brody**, wife and  
husband, of the City of Chicago,  
County of Cook, State of Illinois, for  
and in consideration of TEN &  
00/100 DOLLARS, and other good  
and valuable consideration in hand  
paid,

CONVEY and QUIT CLAIM to **Leonard Brody and Joyce Brody, as Trustees of the Leonard Brody and Joyce Brody Joint Tenancy Trust dated January 23, 2024**, whose address is 2332 North Lawndale Avenue, Chicago, Illinois 60647, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 1040-1W, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WYNSTONE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 94993729 IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 14-08-201-018-1005

Address of Real Estate: 1040 West Catalpa Avenue, Unit 1W, Chicago, Illinois 60640

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

Dated this 28<sup>th</sup> day of February, 2024.

\_\_\_\_\_  
**Joyce Brody\*** a/k/a **Joyce Irene Brody**

\_\_\_\_\_  
**Lenny Brody** a/k/a **Leonard Brody**

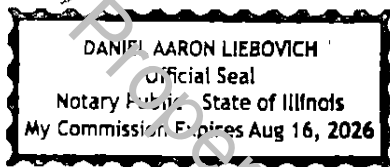
<b>AFFIX TRANSFER TAX STAMP OR</b>	
“Exempt under provisions of Paragraph <u>  E  </u> ”	
Section 4, Real Estate Transfer Tax Act	
<u>2-28-24</u>	<u>Bllman</u>
Date	Buyer, Seller or Representative

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Joyce Brody and Lenny Brody a/k/a Leonard Brody, 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 official seal, this 28<sup>th</sup> day of February, 2024.




Daniel Aaron Liebovich (Notary Public)

\*a/k/a Joyce Irene Brody

Prepared By: Brian G. Elman  
Shimanovsky & Moscardini, LLP  
205 West Randolph Street  
Suite 1405  
Chicago, Illinois 60606



Mail to:

Leonard Brody and Joyce Brody  
2332 North Lawndale Avenue  
Chicago, Illinois 60647

REAL ESTATE TRANSFER TAX		12-Mar-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-08-201-018-1005   20240301652729   0-534-551-088		
* Total does not include any applicable penalty or interest due.		

Name & Address of Taxpayers:

Leonard Brody and Joyce Brody  
2332 North Lawndale Avenue  
Chicago, Illinois 60647

REAL ESTATE TRANSFER TAX		12-Mar-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-08-201-018-1005   20240301652729   1-679-530-544		

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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 | 28 | 2024SIGNATURE: *Joyce Irene Brody*  
GRANTOR or AGENT**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

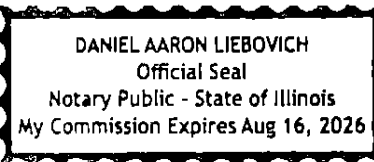
Subscribed and sworn to before me, Name of Notary Public:

*Daniel Aaron Liebovich*By the said (Name of Grantor): *Joyce Irene Brody*On this date of: 02 | 28 | 2024

NOTARY SIGNATURE:

*Daniel Aaron Liebovich*

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 | 28 | 2024SIGNATURE: *Leonard Brody*  
GRANTEE or AGENT**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

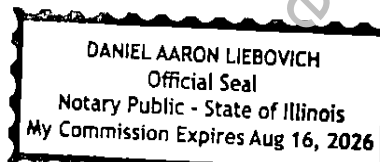
Subscribed and sworn to before me, Name of Notary Public:

*Daniel Aaron Liebovich*By the said (Name of Grantee): *Leonard Brody*On this date of: 02 | 28 | 2024

NOTARY SIGNATURE:

*Daniel Aaron Liebovich*

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

rev. on 10.17.2016