

# UNOFFICIAL COPY

## Quit Claim Deed

### ILLINOIS STATUTORY

#### MAIL TO:

Front Door Legal LLC  
2502 N. Clark Street  
Suite 236  
Chicago, IL 60614

#### NAME & ADDRESS OF TAXPAYER:

Shaun Howard  
2248 W. Diversey Ave., #1  
Chicago, IL 60647

Doc#: 2408624088 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 3/26/2024 1:48 PM Pg: 1 of 3

Dec ID 20240301662919  
ST/Co Stamp 2-109-400-624 ST Tax \$0.00 CO Tax \$0.00  
City Stamp 0-390-260-272 City Tax \$0.00

**THE GRANTOR**, SHAUN HOWARD, as Trustee of the Shelley Howard Trust dated the 9<sup>th</sup> day of June, 2023,  
of the City of Chicago, of the County of Cook, of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other  
good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM TO  
SHAUN HOWARD, individually, of 2248 W. Diversey Ave., #1, Chicago, IL 60647  
of the County and the State of Illinois, all interest in the following described real estate situation in the County of , in the  
State of Illinois, to wit:

LOT 75 IN THE SUBDIVISION OF THE WEST 250 FEET OF THE SOUTH ½ OF BLOCK 6 IN THE SUBDIVISION OF THAT  
PART LYING NORTHEAST OF THE CENTER OF LINCOLN AVENUE OF THE NORTHWEST ¼ OF SECTION 29, 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.

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever,

Permanent Index Number(s): 14-29-114-030-0000

Property Address: 1342 W. Wellington, Chicago, IL 60657

Dated this \_\_\_ day of \_\_\_\_\_, 2024

  
\_\_\_\_\_  
SHAUN HOWARD, Trustee

(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT SHAUN HOWARD 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 signed, sealed and delivered the said instrument as 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 21 day of February, 2024

M. Mikolajczak

Notary Public  
My commission expires on 10-16-27.



If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:

Justin Strane  
Front Door Legal LLC  
2502 N. Clark Street  
Suite 236  
Chicago, IL 60614

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) SECTION 31-45, PROPERTY TAX CODE.

DATE: 2-21-24

Justin Strane  
Signature of Buyer, Seller or Representative.

Property of Cook County Clerk's Office

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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: 2 | 21 | 20 24

SIGNATURE: *[Signature]*  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

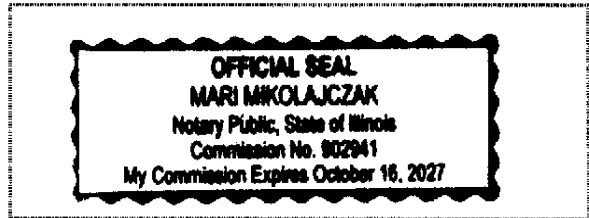
Subscribed and sworn to before me, Name of Notary Public: Mari Mikolajczak

By the said (Name of Grantor): Shaun Howard, Trustee

On this date of: 2 | 21 | 20 24

NOTARY SIGNATURE: *[Signature]*

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: 2 | 21 | 20 24

SIGNATURE: *[Signature]*  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

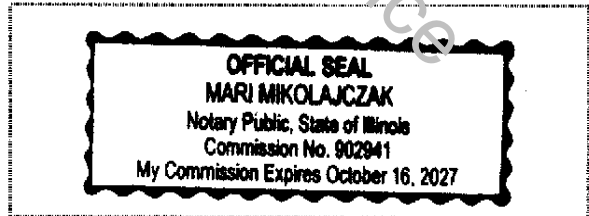
Subscribed and sworn to before me, Name of Notary Public: Mari Mikolajczak

By the said (Name of Grantee): Shaun Howard

On this date of: 2 | 21 | 20 24

NOTARY SIGNATURE: *[Signature]*

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)**