

# UNOFFICIAL COPY



Prepared By:  
Mrs. Ruth Branch  
6627 S Hamilton Ave  
Chicago, Illinois 60636

Doc# 2411709036 Fee \$176.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES

After Recording Return To:  
Sherry Young  
8833 S East End Ave  
Chicago, Illinois 60617

COOK COUNTY CLERK'S OFFICE  
DATE: 4/26/2024 12:52 PM

PAGE: 1 OF 5

TAX PARCEL ID #: unknown 20-19-127-011-0000  
6627 S. Hamilton Ave,  
Chicago, IL 60636

## QUIT CLAIM DEED

**BE IT KNOWN BY ALL**, that Mrs. Ruth Branch ("Grantor"), whose address is 6627 S Hamilton Ave, Chicago, Illinois 60636, hereby **REMISES, RELEASES AND FOREVER QUITCLAIMS TO** Mr. Michael Young ("Grantee"), whose address is 6627 S Hamilton Ave, Chicago, Illinois 60636, all right, title, interest and claim to the following real estate property located at 6627 S Hamilton Ave in the City/Township of Chicago, located in the County of Cook and State of Illinois and ZIP code of 60636, to-wit:

Property having Lot No. unknown, with the Section No. Unknown, and having the following description: This property has 3 bedrooms, 1 bathroom, kitchen, basemen and car garage.

I Ruth Branch is not responsible of any damages there after. Grantee Michael Young or new owner will be responsible for any damages after signing over the poperty.

**FOR VALUABLE CONSIDERATION**, in the amount of \$0.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

**BE IT FURTHER KNOWN**, that this transfer shall be effective as of 01/16/2023, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

**TO HAVE AND TO HOLD** all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

x Ruth Branch  
(Grantor's or Authorized Representative's Signature)  
Ruth Branch

x Michael Young  
(Grantee's or Authorized Representative's Signature)  
Michael Young

REAL ESTATE TRANSFER TAX		26-Apr-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-19-127-011-0000	20240301645827	0-595-986-736

Signed in our presence:

x Freddy B. Ervin  
(Witness #1 Signature)

x Robert Young  
(Witness #2 Signature)

FREDDY B ERVIN  
(FIRST WITNESS NAME TYPED)

ROBERT YOUNG  
(SECOND WITNESS NAME TYPED)

REAL ESTATE TRANSFER TAX		26-Apr-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-19-127-011-0000 | 20240301645827 | 0-584-616-240

\* Total does not include any applicable penalty or interest due.

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COUNTY OF COOK

ss.  
}

The foregoing Quit Claim Deed was acknowledged before me on Jan 15, 2023 by Mrs. Ruth Branch, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

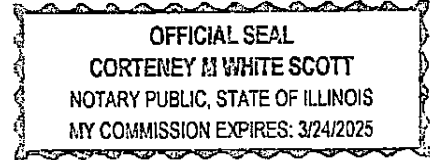
IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Cortney M. White-Scott  
(Signature of Notary)

Cortney M. White-Scott  
(Printed Notary Name) Cook, Illinois

My Commission expires: 3/24/25



Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
sub par. \_\_\_\_\_ and Cook County Ord. 93-0-27 par. \_\_\_\_\_

Date 04/26/2024 Sign. Maria Y...

Property of Cook County Clerk's Office

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## LĒGAL DESCRIPTION

LOT 38 IN BLOCK 54 IN SOUTHLYNNE, A SUBDIVISION IN THE NORTH ½ OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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: 3 | 15 | 2024

SIGNATURE: Ruth Branch  
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:

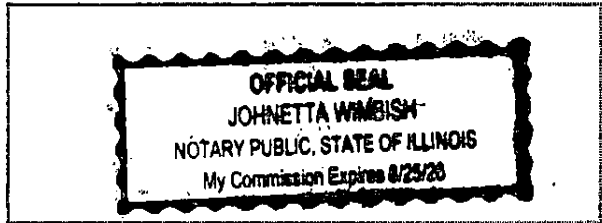
Johnetta Wimbish

By the said (Name of Grantor): Ruth Branch

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 15 | 2024

NOTARY SIGNATURE: [Signature]



### 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: 3 | 15 | 2024

SIGNATURE: Michael Young  
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:

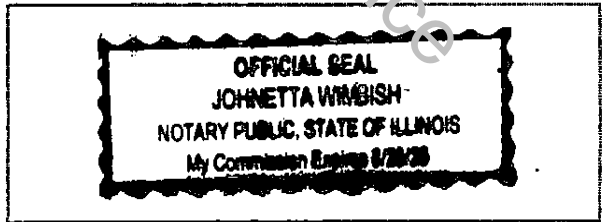
Johnetta Wimbish

By the said (Name of Grantee): Michael Young

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 15 | 2024

NOTARY SIGNATURE: [Signature]



### 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)**)

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## AFFIDAVIT FOR CLERK'S LABELING OF SIGNATURES AS COPIES

### REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

Michael Young, being duly sworn, state that I have access to the copies of the attached  
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

Quit Claim Deed

(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

Ruth Branch

(print name(s) of executor/grantor)

Michael Young

(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

My Self or Brother of grantor

(print your relationship to the document(s) on the above line)

#### OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

Michael Young

Affiant's Signature Above

04/26/2024

Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

04/26/2024

Date Document Subscribed & Sworn Before Me

Darnell King  
Signature of Notary Public

DARNELL KING  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires Sep 12, 2026

**SPECIAL NOTE:** This is a courtesy form from the Cook County Clerk's Office, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverage. However, this affidavit is NOT required to be recorded, only presented to the Clerk's Office as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the Clerk's Office prior to its recording.