

# UNOFFICIAL COPY

## QUIT-CLAIM DEED IN TRUST

Doc#: 2414123217 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 5/20/2024 2:00 PM Pg: 1 of 3

Dec ID 20240501604379  
City Stamp 1-972-077-872 City Tax \$0.00

THE GRANTOR(S), **DOROTHY L. GARDNER** of 1716 N. Austin Avenue, Chicago IL 60639 for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Quit Claim(s) to **DLG1716 TRUST**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**LOT 13 IN MILLS AND SONS RESUBDIVISION RECORDED MAY 2, 1921 AS DOCUMENT 7131415 OF SUNDRY LOTS IN BLOCKS 1, 2, 11, AND 12 OF GALE AND WELCH'S RESUBDIVISION OF BLOCKS 27 TO 30, LOTS 4 TO 12 IN BLOCK 31, AND ALL OF LOTS 46 TO 50 (TOGETHER WITH VACATED STREETS AND ALLEYS) OF A. GALE'S SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 31, AND THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

### **SUBJECT TO:**

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

Permanent Real Estate Index Number(s): 13-32-314-032-0000  
Address (es) of Real Estate: 1716 N. Austin Avenue, Chicago IL 60639

Dated: October 27<sup>th</sup>, 2023.

  
**DOROTHY L. GARDNER**, Grantor

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
per. E and Cook County Ord. 93-0-27 par. 4

Date: 10/27/2023 Sign: 

REAL ESTATE TRANSFER TAX		16-May-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-32-314-032-0000 | 20240501604379 | 1-972-077-872

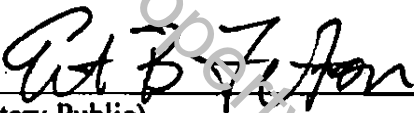
\* Total does not include any applicable penalty or interest due.

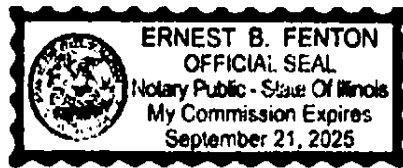
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STATE OF ILLINOIS        )  
  ) ss.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that DOROTHY L. GARDNER personally known to me to be the same person(s) whose name(s) 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, October 27<sup>th</sup>, 2023.

  
\_\_\_\_\_  
(Notary Public)



**Prepared By:**

Law Office of Ernest B. Fenton, P.C.  
17855 S. Dixie Hwy.  
Homewood, IL 60430

**Mail To:**

Owner of Record  
1716 N. Austin Avenue,  
Chicago IL 60639

**Name & Address of Taxpayer:**

Owner of Record  
1716 N. Austin Avenue,  
Chicago IL 60639

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE


The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed assignment of beneficial interest in 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.

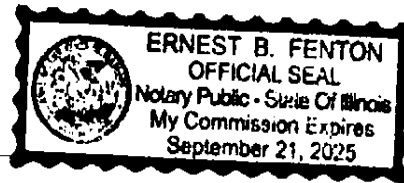
Signature:   
Grantor or Agent

\_\_\_\_\_  
Grantor or Agent

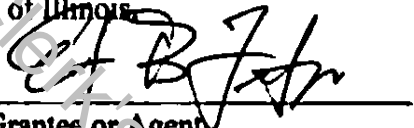
Subscribed and sworn to before me

October 27<sup>th</sup>, 2023.

  
NOTARY PUBLIC



The Grantee or his/her 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 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.

Signature:   
Grantee or Agent

Subscribed and sworn to before me

October 27<sup>th</sup>, 2023.

  
NOTARY PUBLIC



NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)