

# UNOFFICIAL COPY

## QUIT CLAIM DEED

### PREPARED BY AND MAIL TO:

Michael R. Martin  
Dunn, Martin & Miller, Ltd.  
15 West Jefferson Street, Suite 300  
Joliet, Illinois 60432

### MAIL TO AND NAME AND ADDRESS OF TAXPAYER AFTER RECORDING:

Jeanne Cohen  
5201 S. Cornell Avenue, Apt. 22D  
Chicago, Illinois 60615

Doc#: 2414924403 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 5/28/2024 3:00 PM Pg: 1 of 4

Dec ID 20240501613951  
ST/Co Stamp 0-062-706-992 ST Tax \$0.00 CO Tax \$0.00  
City Stamp 0-638-702-896 City Tax \$0.00

THAT the Grantor, **MADLINE F. RICH, not individually, but as Trustee of the MADLINE F. RICH DECLARATION OF TRUST DATED JULY 1, 2010** and any amendments thereto, of 5201 S. Cornell Avenue, Apt. 22D, Chicago, Cook County, Illinois 60615, for and in consideration of TEN DOLLARS and 00/100ths (\$10.00), and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledge,

**QUIT CLAIMS to MADLINE F. RICH, not individually, but as Trustee of the MADLINE F. RICH DECLARATION OF TRUST DATED JULY 1, 2010 and JEANNE COHEN, a single person, both of 5201 S. Cornell Avenue, Apt. 22D, Chicago, Cook County, Illinois 60615, AS JOINT TENANTS, all of Grantor's interest in the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:**

**UNIT 19-D TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CORNELL VILLAGE TOWER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 20829588 IN THE SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 3B NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Commonly known as 5201 S. Cornell Avenue, Apt. 19D, Chicago, Illinois 60615

Permanent Real Estate Number: 20-12-108-039-1091

Subject to conditions, restrictions, covenants and easements of record, easement for public utilities; zoning laws and ordinances; acts done or suffered by the Grantees; and general real estate taxes not yet due and payable and real estate taxes for all years subsequent thereto.

**THIS IS NOT HOMESTEAD PROPERTY OF THE GRANTOR**

# UNOFFICIAL COPY

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

*Madeline F. Rich*

**MADELINE F. RICH, not individually, but  
as Trustee of the MADELINE F. RICH  
DECLARATION OF TRUST DATED JULY  
1, 2010**

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF DUPAGE        )

I, the undersigned, a Notary Public in and for the said County and State aforesaid, DO HEREBY CERTIFY that MADELINE F. RICH, as Trustee of the MADELINE F. RICH DECLARATION OF TRUST DATED JULY 1, 2010, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, she appeared before me this day in person and acknowledge that she has signed, sealed and delivered the said instrument as her free, voluntary and duly authorized act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 20th day of March, 2024

*[Signature]*

Notary Public



My commission expires on \_\_\_\_\_

**MUNICIPAL TRANSFER STAMP**

**An exempt transfer of property Pursuant  
to 35 ILCS 200/31-45(e)**

**COOK/ILLINOIS TRANSFER STAMP**

**An exempt transfer of property Pursuant to  
35 ILCS 200/31-45(e)**

*Madeline F. Rich* 3/20 2024  
MADELINE F. RICH

*Madeline F. Rich* 3/20 2024  
MADELINE F. RICH

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY 55 ILCS 5/3-6020 (from Ch. 34, par. 3-6020)

### 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: 30 | 20 | 2024

SIGNATURE: Madeline F. Rich  
GRANTOR or AGENT

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

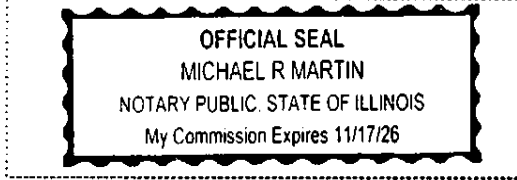
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor) Madeline F. Rich, as Trustee

On this date of 30 | 20 | 2024

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: 30 | 20 | 2024

SIGNATURE: Madeline F. Rich  
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:

By the said (Name of Grantee) Madeline F. Rich, as Trustee

On this date of 30 | 20 | 2024

NOTARY SIGNATURE: [Signature]

#### AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-6020(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

# UNOFFICIAL COPY

## 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 | 20 | 2024

SIGNATURE: Madeline F. Rich  
GRANTOR or AGENT

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

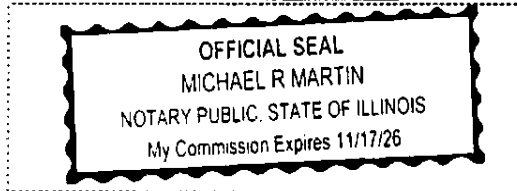
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor) Madeline F. Rich, as Trustee

On this date of 3 | 20 | 2024

NOTARY 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: 3 | 20 | 2024

SIGNATURE: Jeanne Cohen  
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:

By the said (Name of Grantee) Jeanne Cohen

On this date of 3 | 20 | 2024

NOTARY 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)**

rev. on 10.17.2016