

UNOFFICIAL COPY



2415109006

Doc# 2415109006 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 5/30/2024 10:29 AM
PAGE: 1 OF 3

PREPARED BY:

John R. Carrozza
The Law Office of John R. Carrozza, P.C.
2715 N. Thatcher Avenue
River Grove, IL 60171

(Above Space for Recorder's use only)

QUIT-CLAIM DEED

The Grantor(s), ANDRE P. MAHONE; for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, CONVEY(S) and QUIT CLAIM(S) to the Grantee(s) WALTER CUNNINGHAM, a single man, with the last known address of: 1409 S. Keeler Avenue, Floor 1, Chicago, IL 60623, all interest in the real estate legally described as follows, to wit:

THE SOUTH 33 FEET OF LOT 19 AND THE NORTH 4 1/3 FEET OF LOT 20 IN BLOCK 2 OF BOND'S ADDITION TO CHICAGO A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


PIN: 16-23-118-006-0000
COMMONLY KNOWN AS: 1435 S. HAMLIN AVENUE, CHICAGO, IL 60623-2060

SUBJECT TO: (a) All real estate taxes and assessments not yet due and payable; (b) special assessments confirmed after the contract date; (c) building, building line and occupancy restrictions, conditions and covenants of record; (d) zoning laws and ordinances; (e) if applicable, party wall rights and agreements, terms, provisions, covenants and conditions of the declaration of condominium, if any, including any and all amendments thereto, any easements established or implied from the declaration or amendments thereto and any limitations imposed by the Illinois Condominium Property Act; (f) condominium or homeowner assessments, if any; and (g) all matters of record;

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 said premises IN FEE SIMPLE ABSOLUTE, forever.

IN WITNESS WHEREOF, Grantor(s) has hereunto set its hand and seal this date:

Dated this 23rd day of May, 2024.



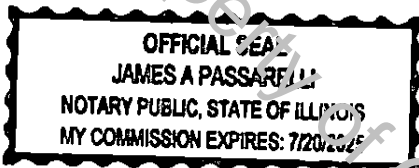
ANDRE P. MAHONE


UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that ANDRE P. MAHONE, personally known to me to be the same person whose name was subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 notary seal, this 23rd day of May, 2024.





Notary Public

AFTER RECORDING MAIL TO:


The Law Office of John R. Carrozza, P.C.
2715 N. Thatcher Avenue
River Grove, IL 60171

SEND SUBSEQUENT TAX BILLS TO:



WALTER CUNNINGHAM
1435 S. Hamlin Avenue
Chicago, IL 60623


I hereby declare that the attached represents a transaction exempt under the provisions of 35 ILCS 200/31-45 (e), Real Estate Transfer Tax Act.

DATED: 5-23-2024

SIGNED: 

Grantor, Grantee or Representative

REAL ESTATE TRANSFER TAX		30-May-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
TOTAL:		0.00
16-23-118-006-0000 20240501613861 1-954-272-560		

REAL ESTATE TRANSFER TAX		30-May-2024
	CHICAGO:	0.00
	CTA:	0.00
TOTAL:		0.00 *

16-23-118-006-0000 | 20240501613861 | 1-903-572-272
* Total does not include any applicable penalty or interest due.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, 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 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.

Dated 5-23-24 Signature: _____
Grantor or Agent

Subscribed and sworn to before me
by the said GRANTOR
dated 5-23-24

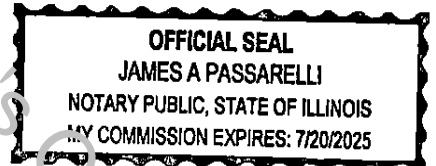


Notary Public _____

The grantee or his 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 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.

Dated 5-23-24 Signature: _____
Grantee or Agent

Subscribed and sworn to before me
by the said AGENT
dated 5-23-24



Notary Public _____

Note: 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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.