



\*2416210029\*

**Prepared By**

Constance Moylan, Attorney  
Moylan Law LLC  
161 North Clark, #1600  
Chicago, IL 60601

Doc# 2416210029 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
DATE: 6/10/2024 1:26 PM  
PAGE: 1 OF 4

**After Recording Return To**

Mariejosephe & Kelly Bradford  
269 East Quincy St  
Riverside, IL 60546

Space Above This Line for Recorder's Use

**ILLINOIS QUIT CLAIM DEED**

STATE OF ILLINOIS  
COOK COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN (\$10.00) in hand paid to Mariejosephe & Kelly Bradford, residing at 269 East Quincy St, County of Cook City of Riverside, State of Illinois (hereinafter known as the "Grantor(s)") hereby quitclaims to Mariejosephe & Kelly Bradford, in their capacity of Co-Trustees of THE BRADFORD FAMILY TRUST, dated October 3, 2020 (hereinafter known as the "Grantee") all the rights, title, interest, and claim in or to the following described real estate, situated in Cook County, Illinois to-wit:

**The Legal Description:**

LOT 424 IN BLOCK 8 IN 2ND DIVISION OF RIVERSIDE IN SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRIME MERIDIAN IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number(s): The Property Tax Index number is: 15-36-213-009-0000

Commonly Known as: 269 East Quincy St, Riverside, IL 60546

And 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 same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

This is an Exempt Transaction.

"SCRIVENER HAS NOT EXAMINED TITLE- relying upon legal descriptions and other documents provided by the Grantor. Accordingly, scrivener disclaims responsibility or liability which may result from failure of the Grantor to hold title in the manner represented"

[Type text]

# UNOFFICIAL COPY

Marie Joseph Bradford  
Grantor's Signature

Date: 5/23/24

Marie Joseph Bradford  
269 East Quincy St  
Riverside, IL 60546

Kelly Bradford  
Grantor's Signature

Date 5/23/2024

Kelly Bradford  
269 East Quincy St  
Riverside, IL 60546



STATE OF ILLINOIS)

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marie Joseph Bradford and Kelly Bradford whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 23 day of, 2024.

[Signature]  
Notary Public

My Commission Expires: 6/6/27

Compliance or Exemption Approved  
Village of Riverside

BY: Maria Pristera

Date: 5-28-2024

REAL ESTATE TRANSFER TAX

31-May-2024



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

15-36-213-009-0000

| 20240401685578 | 1-171-600-688

[Type text]

# 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: 05/09/2024

SIGNATURE: *Kelly Bradford*  
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:

Nina Tagliola

By the said (Name of Grantor): *Kelly Bradford*

On this date of: 05/09/2024

NOTARY SIGNATURE: *Nina Tagliola*

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: 05/09/2024

SIGNATURE: *Kelly Bradford of Trust of Kelly Bradford*  
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:

Nina Tagliola

By the said (Name of Grantee): *Kelly Bradford*

On this date of: 05/09/2024

NOTARY SIGNATURE: *Nina Tagliola*

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))

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DATED: 5 | 9 | 2024

SIGNATURE: Mari Joseph Bradford  
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: Nina Tagliola

By the said (Name of Grantor): Mari Joseph Bradford

On this date of: 05 | 09 | 2024

NOTARY SIGNATURE: [Signature]

**AFFIX NOTARY STAMP BELOW**



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DATED: 05 | 09 | 2024

SIGNATURE: Mari Joseph Bradford as Trustee  
GRANTEE or AGENT  
of Bradford Trust

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

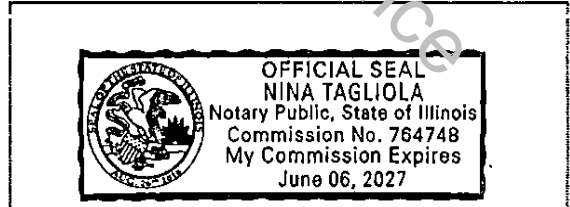
Subscribed and sworn to before me, Name of Notary Public: Nina Tagliola

By the said (Name of Grantee): Mari Joseph Bradford

On this date of: 05 | 09 | 2024

NOTARY SIGNATURE: [Signature]

**AFFIX NOTARY STAMP BELOW**



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