

**QUIT CLAIM DEED**  
**Statutory (ILLINOIS)**  
**(Individual to Individual)**

CAUTION: Do not use a paper left to using or acting under this form, neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

**THE GRANTOR**

ANNETTE THOMAS, a married woman

of the Monticello County of Sullivan  
State of New York for the consideration of  
Ten and 00/100 (\$10.00) DOLLARS,  
and other good & valuable consideration in hand paid,  
CONVEY S and QUIT CLAIM S to

JOHN BROADNAX, JR.  
11346 South Carpenter  
Chicago, Illinois 60643

(NAME AND ADDRESS OF GRANTEE)

all interest in the following described Real Estate situated in the County of COOK in the  
State of Illinois, to wit:

Lot 24 and the North 3.5 feet of Lot 23 in Block 16 in Jernberg's Subdivision  
of Blocks 2, 5, 6, 7 and 8 and 11 thru 28, both inclusive, and the  
Resubdivision of Block 4 in Rood and Weston's Addition to Morgan Park, being  
a Subdivision of the West 1/2 of the Northeast 1/4 (except the North 20 acres)  
and the East 1/2 of the Northwest 1/4 (except the North 20 acres) of Section 20,  
Township 37 North, Range 14 East of the Third Principal Meridian, in Cook  
County, Illinois

THIS IS NOT HOMESTEAD PROPERTY

Exempt under provisions of Paragraph 2, Section 6,  
Real Estate Transfer Tax Act.

6/19/92 Date John Broadnax, Jr. Seller or Representative

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) 25-20-218-020

Address(es) of Real Estate: 11421 South Racine Avenue, Chicago, Illinois

DATED this 1st day of June, 1992.

PLEASE  
PRINT OR  
TYPE NAME(S)  
BELOW  
SIGNATURE(S)

Annette Thomas (SEAL)  
ANNETTE THOMAS

(SEAL)

(SEAL)

93097699

State of Illinois, County of Sullivan, ss. I, the undersigned, a Notary Public in and for  
said County, in the State aforesaid, DO HEREBY CERTIFY that

ANNETTE THOMAS, a married woman

IMPRESS  
SEAL  
HERE

personally known to me to be the same person whose name is subscribed  
to the foregoing instrument, appeared before me this day in person, and acknowl-  
edged that he signed, sealed and delivered the said instrument as his/her  
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, this 1st day of June, 1992

Commission Expires 6/31/93

John Broadnax, Jr.  
NOTARY PUBLIC

This instrument was prepared by HOWARD HOFFMAN & ASSOCIATES, 105 West Madison Street  
(NAME AND ADDRESS) Chicago, Illinois 60602

Notary Public, State of New York  
Sullivan County Clerk's # 83  
Commission Expires July 31, 1993

MAIL TO

HOWARD HOFFMAN  
(Name)  
105 West Madison St., Suite 400  
(Address)  
Chicago, Illinois 60602  
(City, State and Zip)

SEND SUBJECT TO  
John Broadnax, Jr.  
11346 S. Carpenter  
Chicago, Illinois 60643  
(City, State and Zip)

5296878

AFFIX "RIDERS" OR REVENUE STAMPS HERE

93097699

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ADDITIONAL INFORMATION

Property of Cook County Clerk's Office

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ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 08-14-2013 BY 60322  
UCBAW/STP/STP

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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 10-20, 1992. Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the said Robert J. Hoffman  
this 20th day of October  
1992.  
Notary Public John W. Suckewer

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 and hold title to real estate under the laws of the State of Illinois.

Dated 10-20, 1992. Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said John J. Bransky Jr  
this 20th day of October  
1992.  
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 ABL to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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2025-08-28 10:00:00