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QUIT CLAIM DEED (Illinois Statutory)



Doc#: 1300829039 Fee: \$42.00 Karen A. Yarbrough RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 01/08/2013 11:38 AM Pg: 1 of 3

Prep. by a After Recording Mail To: Kelly Anderson Lavelle Law, Ltd. 501 W. Colfax Palatine, IL 60067

Send Subsequent Tax Bills To: David M. Schmitt 873 N. Larrabee, Unit 711 Chicago, Illinois 60610

THE GRANTORS, Lawrence W. Schmitt, a married man, of 824 Three Willow Court, Palatine, IL 60067 and David M. Schmitt, an unmarried man, of 873 N. Larrabee, Unit 711, Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to David M. Schmitt, of Palatine, IL, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

Legal Description attached. \*NOT HOMESTEAD PROPERTY FOR LAWRENCE W. SCHMITT

Permanent Real Estate Index Number: 17-04-224-104-1071 17-04-224-104-1084

Address of Real Estate: 873 N. Larrabee, Unit 711, Chicago, Illinois 60610

SUBJECT TO: 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 trust forever.

Signature of Lawrence W. Schmitt

Signature of David M. Schmitt

Dated this 10th day of SEPTEMBER, 2012.

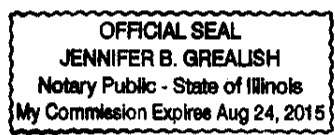
STEWART TITLE COMPANY 2655 West Arroy Trail Road, Suite 110 Addison, IL 60101 630-889-4800

STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT David W. Schmitt and Lawrence W. Schmitt, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she 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 10th day of September, 2012.

Signature of Jennifer B. Grealish (SEAL) NOTARY PUBLIC



State of Illinois DEPARTMENT OF REVENUE STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of paragraph (c), Section 4, of the real Estate Transfer Tax Act. Dated this 11th day of September, 2012.

Signature of Buyer-Seller or their Representative Prepared by: Lavelle Law, Ltd., 501 W. Colfax, Palatine, IL 60067

City of Chicago Dept. of Finance 635288



Real Estate Transfer Stamp \$0.00

08/08/2013 11:38 AM JRC0493

Batch 5,763,616

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## LEGAL DESCRIPTION

### PARCEL A:

UNIT 711 AND PK-12 IN THE LARRABEE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE FOLLOWING FOUR PARCELS ALL TAKEN AS A TRACT:

### PARCEL 1:

THE NORTH 25 FEET OF LOT 16 (EXCEPT THAT PART THEREOF TAKEN AND USED FOR ALLEY) IN THE SUBDIVISION BY PETER HUGEL AND OTHERS OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

### PARCEL 2:

LOTS 5, 6 AND 7 IN OHMS SUBDIVISION OF LOTS 1 AND 12 IN MACKUBIN'S SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF SAID LOTS TAKEN OR USED FOR ALLEY) IN COOK COUNTY, ILLINOIS;

### PARCEL 3:

SUBLOTS 8 AND 9 (EXCEPT RESPECTIVE PARTS IN ALLEY) IN THE SUBDIVISION OF LOTS 1 AND 12 IN MACKUBIN'S SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

### PARCEL 4:

LOT 2 (EXCEPT THE NORTH 25 FEET AND EXCEPT ALLEY) MACKUBIN'S SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART LYING ABOVE AN ELEVATION OF 13.51 FEET AND BELOW AN ELEVATION OF 27.51 FEET, CHICAGO CITY DATUM, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH, ALONG THE WEST LINE OF SAID TRACT, 28.05 FEET TO THE INTERIOR FACE AND ITS EXTENSION OF A WALL; THENCE EAST, ALONG SAID INTERIOR FACE AND ITS EXTENSION, 1.42 FEET TO THE INTERIOR FACE OF A WALL AND THE POINT OF BEGINNING; THENCE FOLLOWING THE INTERIOR FACES OF THE WALLS THE FOLLOWING COURSES AND DISTANCES, EAST, 41.00 FEET, SOUTH 0.70 FEET, EAST 0.50 FEET, SOUTH 14.53 FEET, WEST, 8.30 FEET, SOUTH, 18.67 FEET, EAST, 8.30 FEET, SOUTH, 24.03 FEET, WEST, 7.35 FEET, SOUTH, 26.63 FEET, SOUTHEASTERLY, 3.65 FEET, SOUTHWESTERLY, 6.00 FEET, SOUTHEASTERLY, 4.10 FEET, SOUTH, 14.81 FEET, WEST 2.23 FEET, SOUTH, 20.47 FEET, EAST, 7.78 FEET, SOUTH, 11.95 FEET, SOUTH, 11.95 FEET, EAST, 0.10 FEET, SOUTH, 19.82 FEET, WEST, 0.27 FEET, SOUTH, 11.85 FEET, WEST, 40.75 FEET, NORTH, 12.19 FEET, EAST, 2.50 FEET, NORTH, 10.80 FEET, WEST, 2.50 FEET, NORTH, 27.54 FEET, EAST, 2.50 FEET, NORTH, 46.50 FEET, WEST, 2.50 FEET, NORTH, 29.17 FEET, EAST, 2.50 FEET, NORTH, 18.45 FEET, WEST, 2.50 FEET, NORTH, 23.23 FEET, EAST, 6.00 FEET, NORTH, 27.41 FEET, WEST, 6.00 FEET, NORTH, 6.22 FEET TO THE POINT OF BEGINNING. WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0611134077, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL B:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY DECLARATION RECORDED AS DOCUMENT NUMBER 0611134076.

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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 10/9, 2012

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
This 9<sup>th</sup> day of Oct., 2012  
Notary Public [Handwritten Signature]



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.

Date 10/9, 2012

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
This 9<sup>th</sup> day of Oct., 2012  
Notary Public [Handwritten Signature]



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