

10A3

# UNOFFICIAL COPY

AFTER RECORDING RETURN TO:  
Closing USA, LLC  
903 Elmgrove Road  
Rochester, NY 14624  
File No. CL170049131LD



Doc# 1808015012 Fee \$44.00

MAIL TAX STATEMENTS TO:  
**Gina L. Smith and Charles Smith**  
1830 N Highland Avenue  
Arlington Heights, IL 60004

RHSP FEE: \$9.00 RPAF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

MAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/21/2018 09:37 AM PG: 1 OF 4

Name & Address of Preparer:  
Larry J. Speas, Esq.  
8940 Main Street  
Clarence, NY 14031  
716-634-3405

Parcel ID No.: 14-28-204-010-1187

## QUIT CLAIM DEED

THIS DEED made and entered into on this 13 day of NOVEMBER, 2018, by and between **Gina L. Smith, F/K/A Gina L. Palumbo, a married woman, who acquired title as single and never married**, a mailing address of 1830 N Highland Avenue, Arlington Heights, IL 60004, hereinafter referred to as Grantor(s) and **Gina L. Smith and Charles Smith, wife and husband, as joint tenants with right of survivorship**, a mailing address of 1830 N Highland Avenue, Arlington Heights, IL 60004, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in COOK County, ILLINOIS:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Commonly known as: 2909 N Sheridan Road Apt 811, Chicago, IL 60657

Prior instrument reference: Document No. 0527902250, Recorded: 10/06/2005

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

REAL ESTATE TRANSFER TAX 21-Mar-2018



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

14-28-204-010-1187 | 20180301620529 | 1-459-285-536

REAL ESTATE TRANSFER TAX

21-Mar-2018



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

14-28-204-010-1187 | 20180301620529 | 1-163-164-704

\* Total does not include any applicable penalty or interest due.

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AFFIX TRANSFER TAX STAMP  
OR  
"Exempt under provisions of Paragraph e"  
Section 31-45; Real Estate Transfer Tax Act

3-13-18  
Date

Gina L. Smith  
Signature - Gina L. Smith

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 13 day of March, 2018.

Gina L. Smith  
Gina L. Smith

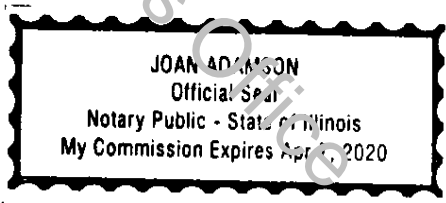
Gina L. Palumbo  
F/K/A Gina L. Palumbo

STATE OF Illinois  
COUNTY OF Cook

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Gina L. Smith F/K/A Gina L. Palumbo is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 13 day of March, 2018.

Joan Adamson  
Notary Public  
My commission expires: 4-7-20



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

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## LEGAL DESCRIPTION

The following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Unit 811, as delineated on survey of the following described parcel of real estate (hereinafter referred to as parcel): That part of Lots 3 and 4 of the Assessor's Division of Lots 1 and 2 in the Subdivision by City of the East Fractional ½ of Fractional Section 28, Township 40 North, Range 14, East of the Third Principal Meridian which lies between Sheridan Road on the West, Oakdale Avenue on the North, Commonwealth Avenue on the East and Surf Street on the South described as follows: Beginning at the South West corner of the above tract and running East along the South line of that tract 200 feet; and

THENCE North 185 feet on a line parallel with the West line of said tract;

THENCE West 200 feet on a line parallel with the South line of said tract and

THENCE South 185 feet to the point of beginning in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 25339659, together with an undivided percent interest in the Common Elements.

Tax ID/APN#: 14-28-204-010-1187

Property of Cook County Clerk's Office

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

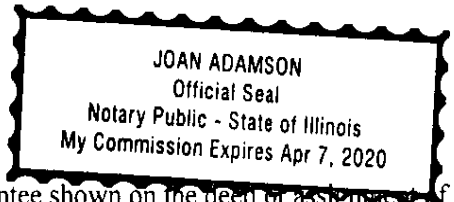
Dated 3-13, 2018  
Signature: Gina L. Smith  
Gina L. Smith

Subscribed and sworn to before me by the Grantor

Said **Gina L. Smith**

this 13 day of March  
20 18.

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

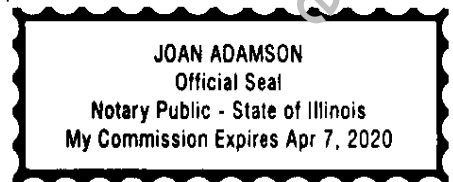
Dated 3-13, 2018  
Signature: Gina L. Smith  
Gina L. Smith

Subscribed and sworn to before me by the Grantee

Said **Gina L. Smith**

this 13 day of March  
20 18.

Joan Adamson (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.