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\*1827645015D\*

**QUIT CLAIM DEED  
Statutory (ILLINOIS)**

Doc# 1827645015 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/03/2018 10:48 AM PG: 1 OF 5

THE GRANTOR (S) **Richard** Above Space for Recorder's Use Only

**Tage Welindt, Jr., divorced**

**and not since remarried**, of the Village of Oak Park, county of Cook, state of Illinois, **and Kelly F. Welindt n/k/a Kelly Forsyth, divorced and not since remarried**, of the Village of River Forest, County of Cook, State of Illinois for the consideration of (\$10.00) TEN DOLLARS, and other good and valuable consideration in hand paid, **CONVEY and QUIT CLAIM to:**

**Kelly F. Welindt n/k/a Kelly Forsyth, divorced and not since remarried, of 417 N. Lathrop Avenue, Unit 4E, River Forest, Illinois 60305**

all interest in the following described Real Estate, situated in Cook County, Illinois, commonly known as **417 N. Lathrop Avenue, Unit 4E, River Forest, Illinois 60305**, legally described as:

Per attached Exhibit "A"

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 above granted premises unto the party of the second part forever, as sole ownership.

Permanent Real Estate Index Number (s): **15-12-219-043-1013**

Address(es) of Real Estate: **417 N. Lathrop Avenue, Unit 4E, River Forest, Illinois 60305**

this 21<sup>st</sup> day of SEPTEMBER, 2018.

Richard Tage Welindt, Jr. (SEAL)  
**Richard Tage Welindt, Jr.**

Kelly F. Welindt n/k/a Kelly Forsyth (SEAL)  
**Kelly F. Welindt n/k/a Kelly Forsyth**

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45, sub. Par. E.

Dated: \_\_\_\_\_, 2018 Signature: \_\_\_\_\_

**EXEMPTION APPROVED**  
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

*Cheyl Scott*

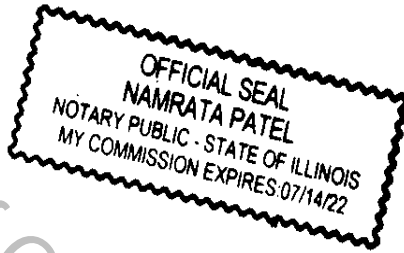
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State of Illinois )  
County of Cook ) SS.

I, Namrata Patel the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Richard Tage Welindt, Jr.** is personally known to me to be the same person whose names is 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 official seal, this 21 day of September 2018.

Commission expires 7/14/22  
Namrata Patel  
NOTARY PUBLIC



Property of Cook County Clerk's Office

**EXEMPTION APPROVED**  
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

Cheyl Scott

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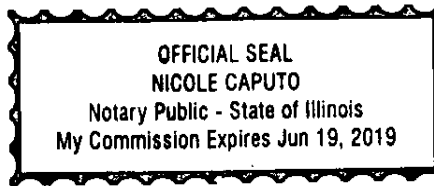
State of Illinois )  
 ) SS.  
County of Cook )

I, Nicole Caputo, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Kelly F. Welindt n/k/a Kelly Forsyth** is personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as 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 21 day of September, 2018.

Commission expires

Nicole Caputo  
NOTARY PUBLIC



**Prepared by:**

David L. Pinsel  
Law Offices of David L. Pinsel, P.C.  
3701 Algonquin Road, Suite 750  
Rolling Meadows, IL 60008

**Mail to:**

Kelly Forsyth  
417N. Lathrop Avenue, Unit 4E  
River Forest, Illinois 60305

**Name and Address of Taxpayer:**

Kelly Forsyth  
417N. Lathrop Avenue, Unit 4E  
River Forest, Illinois 60305

**EXEMPTION APPROVED**  
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

Cheryl Scott

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## Exhibit "A" – Legal Description

### Property Address:

417 N. LATHROP AVENUE, #4E  
RIVER FOREST, ILLINOIS 60305

### Legal Description:

PARCEL 1: UNIT 417-4E IN THE WINDSOR CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 16, 17, 18, 19 AND 20 IN P.L. MURPHY'S SUBDIVISION IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0435012019, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P21 AND P22 AND STORAGE LOCKER 6B, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0435012019, AND AS AMENDED.

Permanent Index No.: 15-12-219-043-1013

EXEMPTION APPROVED  
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

*Crenyl Scott*

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## 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: 09/21/2018

SIGNATURE: Richard Tage Welindt Jr.  
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:

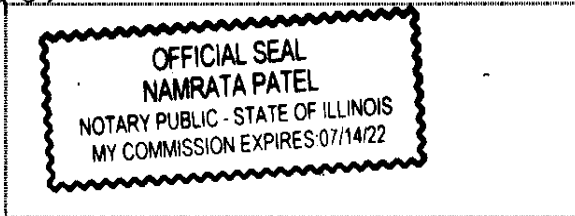
By the said (Name of Grantor): Richard Tage Welindt Jr.

On this date of: 9/29/2018

NOTARY SIGNATURE: [Signature]

Namrata Patel

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: 9/21/2018

SIGNATURE: [Signature]  
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:

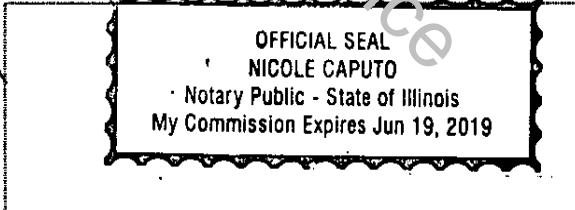
By the said (Name of Grantee): Nikia Kelly Forsyth

On this date of: 9/21/2018

NOTARY SIGNATURE: [Signature]

Nicole Caputo

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)**)

rev. on 10.17.2016

**EXEMPTION APPROVED**  
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

Cheyl Scott