

# UNOFFICIAL COPY

Doc#. 2030813316 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/03/2020 02:23 PM Pg: 1 of 4

**AFTER RECORDING RETURN TO:**

Title First Agency  
2944 Fuller Ave, Ste 200  
Grand Rapids, MI 49505  
File No. 2080594

Dec ID 20200501678234

City Stamp 1-656-397-280

**MAIL TAX STATEMENTS TO:**

**Matthew Schmitz and Margaret Schmitz**  
11147 South Albany Avenue  
Chicago, Illinois 60655

**Name & Address of Preparer:**

Carlos Del Rio, Esq.  
8940 Main Street  
Clarence, NY 14031  
716-634-3405

Parcel ID No.: 24-24-102-021-0000

2080594 1 of 2

## QUIT CLAIM DEED

THIS DEED made and entered into on this 13 day of May, 2020, by and between **Matthew Schmitz, a married man, joined in execution by his spouse, Margaret Schmitz**, a mailing address of 11147 South Albany Avenue, Chicago, Illinois 60655, hereinafter referred to as Grantor(s) and **Matthew Schmitz and Margaret Schmitz, husband and wife, as tenants by the entirety**, a mailing address of 11147 South Albany Avenue, Chicago, Illinois 60655, 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: 11147 South Albany Avenue, Chicago, IL 60655

Prior instrument reference: Document Number 0020455382, Recorded: 04/22/2002

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.

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"Exempt under provisions of Paragraph e"  
Section 31-45; Real Estate Transfer Tax Act

5/13/2020  
Date

[Signature]  
Signature of Buyer, Seller or Representative

MATTHEW SCHMITZ

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 13 day of May, 2020.

[Signature]  
Matthew Schmitz

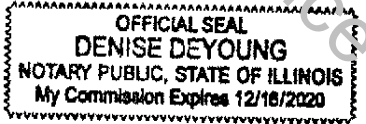
[Signature]  
Margaret Schmitz

STATE OF IL  
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Matthew Schmitz and Margaret Schmitz** 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 May, 2020.

[Signature]  
Notary Public DENISE DEYOUNG  
My commission expires: 12-16-20



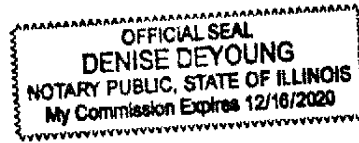
No title exam performed by the preparer. Legal description and party's names provided by the party.

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## STATEMENT BY GRANTOR AND GRANTEE

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 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 May 13, 2020



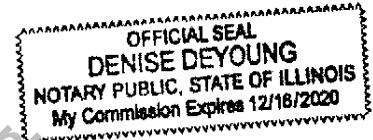
Signature: [Handwritten Signature]  
Grantor, or Agent: MATTHEW SCHMITZ

Subscribed and sworn to before me by the said Matthew Schmitz this 13 day of May, 2020.

[Handwritten Signature]  
Notary Public DENISE DEYOUNG  
My commission expires: 12-18-20

The Grantee or her/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.

Dated May 13, 2020



Signature: [Handwritten Signature]  
Grantee, or Agent: MARGARET SCHMITZ

Subscribed and sworn to before me by the said Matthew Schmitz this 13 day of May, 2020.

[Handwritten Signature]  
Notary Public DENISE DEYOUNG  
My commission expires: 12-18-20

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.)

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**EXHIBIT A**  
**LEGAL DESCRIPTION**

ALL THE REAL PROPERTY IN THE COUNTY OF COOK AND STATE OF ILLINOIS,  
DESCRIBED AS FOLLOWS:

LOT 24 IN BLOCK 2 IN WEST MORGAN, A SUBDIVISION OF THE EAST 1/2 OF THE  
NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 37 NORTH, RANGE  
13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ID NUMBER: 24-24-102-021-0000

PROPERTY COMMONLY KNOWN AS: 11147 SOUTH ALBANY AVENUE, CHICAGO, IL 60655

Property of Cook County Clerk's Office