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2103522012

212774
QUIT CLAIM D E E D

Doc# 2103522012 Fee \$88.00

THE GRANTORS, James G. Smith, Jr. and Patti A. Smith, husband and wife, of the City of Chicago, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY and QUIT CLAIM** to

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/04/2021 09:50 AM PG: 1 OF 4

James G. Smith, Jr. and Patti A. Smith as Co-Trustees of The Patti and James Smith Jr. Living Trust dated January 9, 2021, the following described Real Estate:

See attached exhibit 'A'

COMMONLY KNOWN AS:
3636 W. 115th Street
Chicago, IL 60655

PIN: 24-23-107-078-0000

situated in the County of Cook, State of Illinois. The Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall retain the property as TENANTS BY THE ENTIRETY forever.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2020 and subsequent years.

DATED this 9th day of January, 2021

(SEAL)

James G. Smith, Jr.

(SEAL)

Patti A. Smith

| REAL ESTATE TRANSFER TAX | | 03-Feb-2021 |
|--------------------------|-----------|-------------|
| | COUNTY: | 0.00 |
| | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |

24-23-107-078-0000 | 20210101624406 | 1-167-893-520

| REAL ESTATE TRANSFER TAX | | 03-Feb-2021 |
|--------------------------|----------|-------------|
| | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |

24-23-107-078-0000 | 20210101624406 | 1-006-560-272

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

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that James G. Smith, Jr. and Patti A. Smith, 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 9th day of January, 2021.

Donna L. Rowling
NOTARY PUBLIC

Prepared by :

Donna L. Rowling
1016 W. Jackson Blvd.
Chicago, IL 60607



MAIL TO:

Rowling Law, LLC
Donna L. Rowling
1016 W. Jackson Blvd.
Chicago, IL 60607

*Exempt under Provisions of Para E
Section 4, Real Estate Transfer Tax Act*

Date: 1/9/21

*Seller's Representative: *Donna L. Rowling**

SEND SUBSEQUENT BILLS TO:

James G. Smith, Jr.
3636 W. 115th Street
Chicago, IL 60655

Recorder's Office Box No. _____

Property of Cook County Clerk's Office

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Legal Description

Exhibit "A"

LOT 22 (EXCEPT THE WEST 15 FEET THEREOF) AND THE WEST ½ OF LOT 23 IN BLOCK 3 IN CENTRAL PARK WEST, BEING A SUBDIVISION IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE REGISTRARS OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 1427889, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3636 W. 115th Street, Chicago, IL 60655

Property of Cook County Clerk's Office

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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: 01 | 09 | 2021

SIGNATURE: *James G. Smith, Jr.*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

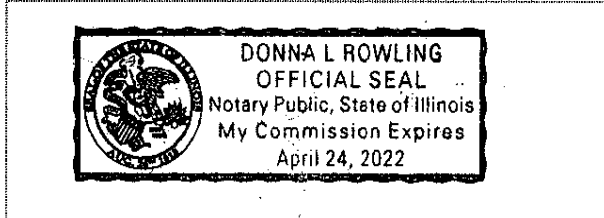
Subscribed and sworn to before me, Name of Notary Public: Donna L. Rowling

By the said (Name of Grantor): James G. Smith, Jr.

On this date of: 01 | 09 | 2021

NOTARY SIGNATURE: *Donna L. Rowling*

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: 01 | 09 | 2021

SIGNATURE: *James G. Smith, Jr.*
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: Donna L. Rowling

By the said (Name of Grantee): James G. Smith, Jr.

On this date of: 01 | 09 | 2021

NOTARY SIGNATURE: *Donna L. Rowling*

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)**)