# UNOFFICIAL COPY

This Instrument was prepared by And after recording, please mail to:

Caroline S. Smith, Esq. Robbins, Salomon & Patt, Ltd. 180 North LaSalle Street, Suite 3300 Chicago, Illinois 60601 Doc# 2111257035 Fee \$88.00

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

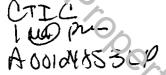
KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/22/2021 02:43 PM PG: 1 OF 4

### Mail Subsequent Tax Bills to:

KS Franklin Properties, LLC 3741 N. Ridgeway Chicago, IL 50618



#### **QUIT CLAIM DEED**

Statutory (Illinois)

THE GRANTOR, RITA K. SCHULTZ (f/k/a RITA KURUP), a married woman, who resides at 3741 N. Ridgeway, Chicago, IL 60618, for and in consideration of TEN and no/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS UNTO KS FRANKLIN PROPLATIES, LLC, an Illinois limited liability company, THE GRANTEE, of 3741 N. Ridgeway, Chicago, IL 60618, all of its interest in the following described Real Estate situated in the COUNTY of COOK, in the STATE of ILLINOIS, to-wit.

### SEE ATTACHED EXHIBIT 'A" FOR LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Address of Real Estate: 630 N. FRANKLIN, UNIT 1112 & P-23, CHICAGO, IL 60610

Permanent Real Estate Index No: 17-09-222-020-1159 & 17-09-222-020-1192

\*THIS IS NOT HOMESTEAD PROPERTY FOR THE GRANTOR.

REAL ESTATE TRANSFER TAX 21-Apr-2021							
			COUNTY:	0.00			
	THE SECOND		ILLINOIS:	0.00			
			TOTAL:	0.00			
	17-09-222	-020-1159	20210401693390	0-443-788-816			

REAL ESTATE TRAF	21-Apr-2021	
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-09-222-020-115	9 20210401693390	1-882-369-552

<sup>\*</sup> Total does not include any applicable penalty or interest due.

2111257035 Page: 2 of 4

RITA K. SCHULTZ (/k/a RITA KURUP)

# **UNOFFICIAL COPY**

DATED as of this _	4,	_ day of	April		, 2021.	
				Par.	1/0	

STATE of [Lok.) ss.

I, the undersigned a Notary Public in and for said County, the State aforesaid, do hereby certify that Rita K. Schultz, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed 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 scal this Official scale this Off

"OFFICIAL SEAL"
CATHRINE B IRBY
Notary Public, State of Illinois
My Commission Expires February 03, 2024

NOTARY PUBLIC BY

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E), SECTION 31-45, OF THE REAL ESTATE TRANSFER TAX LAW (35 ILCS 200/31-45).

DATE: April 9,2021 AGENT: Why Clumby

# **UNOFFICIAL COPY**

#### **EXHIBIT A**

UNIT 1112 AND P-23 IN THE 630 N. FRANKLIN CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY PART OF THE WEST 1/2 OF THE WEST 1/2 OF NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 20, 2005 AS DOCUMENT 0529303035, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 630 N. FRANKLIN, UNIT 1112 & P-23, CHICAGO, IL 60610

Ship of Cook County Clark's Office Permanent Real Estate Index No: 17-09-222-020-1159 & 17-09-222-020-1192

2111257035 Page: 4 of 4

### UNOFFICIAL CO

#### STATEMENT OF GRANTOR / GRANTEE

The grantor or grantor's 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:

Subscribed and sworn to before me by the

2021 dav of

Signature:

CATHRINE B IRBY

The grantee or grantee's agent affirms and veri fies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trus 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 held 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:

Subscribed and sworn to before me by the Kaminski

Notary Public

Signature:

"OFFICIAL SEAL" CATHRINE B IRBY

Notary Public, State of Illinois My Commission Expires February 03, 2024

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.

2021

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