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QUIT CLAIM DEED

Statutory (ILLINOIS)



Doc# 2114155063 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/21/2021 02:36 PM PG: 1 OF 4

THE GRANTOR: LOREN SCHMIDT, a married person and heir at law of John DeYoung, deceased, d/b/a Larry's Brake Service, as to an undivided 1/4 interest, of the Village of Alsip, Cook County, State of Illinois, for and in consideration of TEN and NO/100 DOLLARS (10.00), and other good and valuable consideration to them in hand paid, **CONVEYS AND QUIT CLAIMS** all their right, title and interest to: **PHYLLIS J. DEYOUNG**, as **Trustee of the Phyllis J. DeYoung Revocable Living Trust dated March 5, 2014**, the following described Real Estate in the County of Cook in the State of Illinois, to wit:

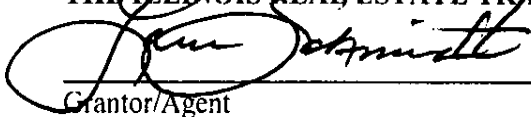
(See Legal Description Attached)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Subject to covenants, conditions, easements and restrictions of record and taxes for the year 2021 and subsequent years. This is not homestead property

Permanent Real Estate Index Number: 24-17-401-050-0000

Address of Real Estate: 5625 West 107th Street, Chicago Ridge, Illinois 60415

THIS IS EXEMPT UNDER THE PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.

 3/31/21
Grantor/Agent

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

21133596 4/5

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PREPARED BY & MAIL TO:

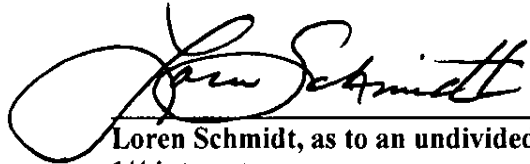
John Z. Toscas, Esq.
Toscas Law Group, LLC
12616 S. Harlem Avenue
Palos Heights, Illinois 60463

SEND SUBSEQUENT TAX BILLS TO:

Phyllis J. DeYoung
5625 W. 107th Street
Chicago Ridge, Illinois 60415

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DATED this 31st day of March, 2021.


Loren Schmidt, as to an undivided
1/4 interest

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Loren Schmidt is 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, 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 31st day of March, 2021.

Commission expires: 10/30/ 2022


NOTARY PUBLIC



REAL ESTATE TRANSFER TAX		27-Apr-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
24-17-401-050-0000 20210401685554 1-007-967-760		

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LEGAL DESCRIPTION

THAT PART OF LOT 1 IN ELK'S SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 1994, AS DOCUMENT NUMBER 04007652. DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 17 MINUTES 29 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT, 73.42 FEET TO A POINT ON THE EAST LINE OF THE WEST 125.00 FEET OF THE EAST 175.00 FEET OF LOT 3 IN SANTRY'S SUBDIVISION BEING A SUBDIVISION OF THE NORTH 223.30 FEET (AS MEASURED ALONG THE EAST LINE THEREOF) (EXCEPT THE EAST 70.00 FEET THEREOF, BEING PUBLIC STREET) OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, LYING NORTH OF A LINE PARALLEL TO AND 25 FEET NORTHEASTERLY TO THE NORTHEASTERLY RIGHT-OF-WAY CONVEYED TO THE CALUMET AND CHICAGO TERMINAL RAILROAD JUNE 19, 1890, BY ADOLPH SHIRE AND WIFE, AND RECORDED AS DOCUMENT 10278373, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 1973 AS DOCUMENT NUMBER 22303411, AND A POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 1 MINUTE 7 SECONDS EAST, ALONG THE SOUTHERLY EXTENSION OF SAID EAST LINE, 25.00 FEET TO A POINT ON A LINE WHICH IS 25.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 15 MINUTES 29 SECONDS EAST, ALONG SAID PARALLEL LINE 33.03 FEET; THENCE NORTH 52 DEGREES 29 MINUTES 42 SECONDS EAST 40.38 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1, SAID POINT BEING 138.50 FEET WEST OF (AS MEASURED ALONG SAID NORTH LINE) THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 15 MINUTES 29 SECONDS WEST, ALONG SAID NORTH LINE, 65.08 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS AND CONTAINING 1226 SQUARE FEET THEREIN, IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantor 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 March 31, 2021 SIGNATURE: [Signature]
(Grantor or Agent)

Subscribed and sworn to before me by the said Grantor this 31st day of March, 2021.

[Signature]
Notary Public



The Grantee or his/her agent affirms that, to the best of his/her 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 March 31, 2021 SIGNATURE: [Signature]
(Grantee or Agent)

Subscribed and sworn to before me by the said Grantee this 31st day of March, 2021.

[Signature]
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 offence and of a Class A misdemeanor for subsequent offenses.

(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).