

# UNOFFICIAL COPY

## QUIT CLAIM DEED

Statutory  
State of Illinois

Prepared By:  
Shannon K. Quinn  
Hammer Serna & Quinn  
77 W. Wacker Drive, Suite 4500  
Chicago, IL 60601  
(312) 372-6058



Doc# 2116145052 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/10/2021 02:52 PM PG: 1 OF 7

FOR RECORDER'S USE ONLY

The GRANTORS, Margaret Williams and Scott Williams as Trustees under Trust Agreement dated March 25, 2009 known as the Margaret Williams Revocable Trust, divorced and not since remarried of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100 dollars (\$10.00), and other good and valuable consideration exchanged, do hereby CONVEY and QUIT CLAIM to the GRANTEE(S), Margaret Williams, divorced and not since remarried of the address 344 W. Willow Street, Units C & D of the City of Chicago, County of Cook, State of Illinois, in the form of ownership of Sole Ownership of ALL INTERESTS they may have in the following described Real Estate situated in the County of Cook, State of Illinois and described as follows:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Permanent Index Number(s): 14-33-412-048-0000

and commonly known as: 344 W. Willow Street, Unit D, Chicago, Illinois 60614

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois (except as to GRANTORS who are also GRANTEES herein).

Dated this 5<sup>th</sup> day of April, 2021.

Signature of GRANTORS:

Margaret Williams [Signature]

Margaret Williams  
Trustee, Margaret Williams Revocable Trust  
(Printed name)

Scott Williams  
Co-Trustee, Margaret Williams Revocable Trust  
(Printed name)

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State of Illinois }  
County of Cook } ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that

MARGARET WILLIAMS

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 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 notarial seal, this 17<sup>th</sup> day of May, 2021.

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

(Seal)

State of Illinois }  
County of Cook } ss.

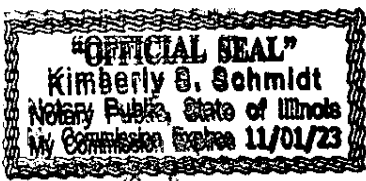


I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that

SCOTT WILLIAMS

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 he signed, sealed and delivered 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 notarial seal, this 5<sup>th</sup> day of April, 2021.



(Seal)

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

Exempt Under the provisions of Real Estate Transfer Tax Act (35 ILCS 200/31-45(b)(3))

By: Rita R. Plus, agent Date: 6/7/2021  
~~Agent of Grantor~~


Name and address of taxpayer/grantee(s):  
Margaret Williams  
344 W. Willow Street, Unit C & D

Please mail to:  
Margaret Williams  
344 W. Willow Street, Unit C & D

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Chicago, Illinois 60614

Chicago, Illinois 60614

REAL ESTATE TRANSFER TAX		10-Jun-2021
	<b>CHICAGO:</b>	0.00
	<b>CTA:</b>	0.00
	<b>TOTAL:</b>	0.00 *

14-33-412-048-0000 | 20210601658747 | 0-710-427-920

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

REAL ESTATE TRANSFER TAX		10-Jun-2021
	<b>COUNTY:</b>	0.00
	<b>MUNICIPALITY:</b>	0.00
	<b>TOTAL:</b>	0.00

14-33-412-048-0000 | 20210601658747 | 1-730-004-240

Property of Cook County Clerk's Office

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## EXHIBIT A

LEGAL DESCRIPTION OF 344 W. Willow Street, Unit D, Chicago, Illinois 60614

P.I.N. # 14-33-412-048-0000

### PARCEL 1:

THE NORTH 16.75 FEET OF THE SOUTH 20.58 FEET OF THAT PORTION OF ORIGINAL LOT 12 IN NORTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF LOT 12 AFORESAID, 54 FEET SOUTH OF THE SOUTH LINE OF ~~MENOMONEE~~ STREET; THENCE EAST PARALLEL TO THE SOUTH LINE 11.10 FEET TO A POINT 1.90 FEET EAST OF THE WEST LINE OF LOT 34 IN RUNTZ'S SUBDIVISION OF THE NORTH 1/2 OF LOT 12 AFORESAID; THENCE SOUTH PARALLEL TO THE WEST LINE 16.96 FEET TO A POINT 3 FEET WEST OF THE EAST LINE OF LOT 14 IN ~~KINZER'S~~ SUBDIVISION OF THE SOUTHWEST 1/4 OF LOT 12 AFORESAID; THENCE SOUTH PARALLEL WITH THE EAST LINE OF LOT 14 AFORESAID 31.58 FEET TO A POINT DUE EAST OF THE CENTER LINE OF BRICK WALL; THENCE WEST 0.27 FEET TO THE CENTER LINE OF THE SOUTH WALL OF A BRICK BUILDING; THENCE WEST ALONG SAID CENTER LINE 96.96 FEET TO THE EAST LINE OF SEDGWICK STREET; THENCE NORTH ALONG SAID EAST LINE OF SEDGWICK STREET 81.70 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENTS IN FAVOR OF PARCEL 1, AS CREATED BY DECLARATION OF EASEMENTS MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 1, 1974 AND KNOWN AS TRUST NUMBER 33441 RECORDED MARCH 29, 1976 AS DOCUMENT 23431367; FOR INGRESS AND EGRESS OVER THE PARKING AREA, DESCRIBED AS FOLLOWS: THE WEST 19.75 FEET OF THE EAST 22.75 FEET OF THE SOUTH 61.35 FEET OF LOTS 14, 15 AND 16, TAKEN AS ONE TRACT, IN ~~KINZER'S~~ SUBDIVISION OF THE SOUTHWEST 1/4 OF LOT 12 IN NORTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS FOR INGRESS AND EGRESS, INSTALLATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES OVER THE COMMON AREA DESCRIBED AS FOLLOWS: THE WEST 16.31 FEET OF THE EAST 39.06 FEET OF THE SOUTH 67.42 FEET OF LOTS 14, 15 AND 16, TAKEN AS ONE TRACT, IN ~~KINZER'S~~ SUBDIVISION, AFORESAID, ALSO, THE WEST 19.75 OF THE EAST 22.75 FEET OF LOTS 14, 15 AND 16, TAKEN AS ONE TRACT, (EXCEPT THE SOUTH 61.35 FEET THEREOF) IN ~~KINZER'S~~ SUBDIVISION, ALSO, THAT PART OF ORIGINAL LOT 12 IN NORTH ADDITION TO CHICAGO, DESCRIBED AS FOLLOWS: BEGINNING ON THE CENTER LINE OF SAID ORIGINAL LOT 12 AT A POINT 3.0 FEET WEST OF THE EAST LINE OF LOT 14 IN ~~KINZER'S~~ SUBDIVISION OF THE SOUTHWEST 1/4 OF LOT 12, AFORESAID; THENCE NORTH PARALLEL TO THE WEST LINE OF LOT 34 IN RUNTZ' SUBDIVISION IN THE NORTH 1/2 OF LOT 12, AFORESAID, TO A POINT 88.60 FEET SOUTH OF THE SOUTH LINE OF WEST ~~MENOMONEE~~ STREET; THENCE WEST ON A LINE, WHICH IF EXTENDED WOULD INTERSECT THE WEST LINE OF LOT 12 AT A POINT 88.43 FEET SOUTH OF THE SOUTH LINE OF WEST MENOMONEE STREET, A DISTANCE OF 19.75 FEET, THENCE SOUTH PARALLEL TO THE EAST LINE OF LOT 14, AFORESAID, TO THE CENTER LINE OF ORIGINAL LOT 12; THENCE EAST ALONG THE CENTER LINE OF SAID LOT 12, A DISTANCE OF 19.75 FEET TO THE POINT OF BEGINNING.

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**COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387**

Property of Cook County Clerk's Office

**COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387**

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## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or her agent affirms that to the best of 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 personal and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: May 11, 2021

SIGNATURE: Margaret Williams  
Grantor or Agent  
Margaret Williams, as Trustee of  
The Margaret Williams Revocable  
Trust dated March 25, 2009

SUBSCRIBED & SWORN to before me  
this 11<sup>th</sup> day of MAY 2021.



[Signature]

NOTARY PUBLIC

The **grantor** or his agent affirms and verified 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 personal and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: April 15, 2021

SIGNATURE: [Signature]  
Grantor or Agent  
Scott Williams, as Co-Trustee of  
The Margaret Williams Revocable  
Trust dated March 25, 2009

SUBSCRIBED & SWORN to before me  
this 5<sup>th</sup> day of April 2021.

Kimberly Schmidt  
NOTARY PUBLIC

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The **grantee** or her agent affirms and verified 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 personal and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

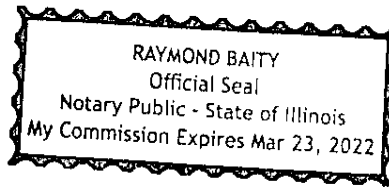
DATED: May 11, 2021

SIGNATURE: Margaret Williams  
Grantee or Agent  
Margaret Williams

SUBSCRIBED & SWORN to before me  
this 11<sup>th</sup> day of MAY 2021.



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 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)