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Doc# 2116247016 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/11/2021 01:51 PM PG: 1 OF 5

Commitment Number: 20-150419-PTG

1042

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605.

After Recording, Send To:

Plymouth Title
GUARANTEE CORPORATION
6323 N. Avondale Ave.
Suite B-106
Chicago, IL 60631

Mail Tax Statements To: Austin Kyle Smith, 4034 W Cornelia Ave., Chicago, IL 60641-3916


PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-22-408-011-0000



QUITCLAIM DEED

Austin Kyle Smith married to Ana Katsenios and **Sheila Schmitz**, married to William Schmitz hereinafter grantors, of Cook County, Illinois, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Austin Kyle Smith**, a married man, hereinafter grantee, whose tax mailing address is **4034 W Cornelia Ave., Chicago, IL 60641-3916**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

LOT 3 (EXCEPT THE EAST 9 FEET THEREOF) AND LOT 4 (EXCEPT THE WEST 11 FEET THEREOF) IN CHARLES HINCKLEY'S SUBDIVISION OF LOTS 4 AND 5, IN WARNER'S SUBDIVISION OF THE SOUTH EAST QUARTER OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address is: **4034 W Cornelia Ave., Chicago, IL 60641-3916**

REAL ESTATE TRANSFER TAX	11-Jun-2021
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	11-Jun-2021
  COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00
13-22-408-011-0000 20210601662033 0-851-207-440	

13-22-408-011-0000 | 20210601662033 | 1-115-063-568

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

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The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

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

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph E Section 31-45, Property Tax Code.

Date: 5/28/2021

[Signature]
Buyer, Seller or Representative


Property of Cook County Clerk's Office

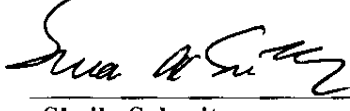
COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

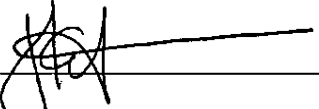
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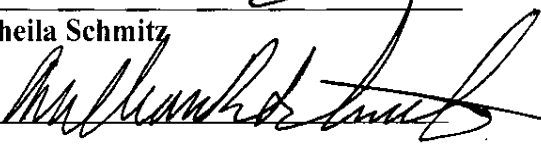
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Executed by the undersigned on May 28, 2021.


Austin Kyle Smith

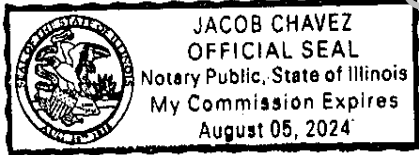

Sheila Schmitz

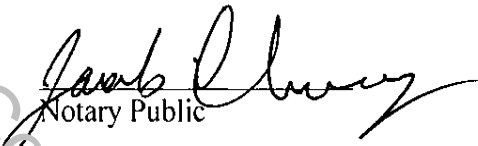

Ana Katsenios


William Schmitz

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me on May 28, 2021 by **Austin Kyle Smith, Ana Katsenios, William Schmitz** and **Sheila Schmitz** who are personally known to me or have produced Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.




Notary Public

Property of Cook County Clerk's Office

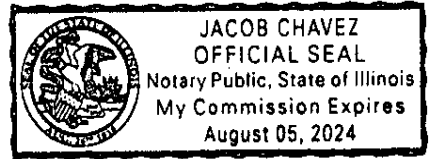
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in land trust is either a natural person, and 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 28, 2021

[Signature]
Signature of Grantor or Agent



Subscribed and sworn to before
Me by the said Sheila Schmitz
this 28 day of May,
2021.

NOTARY PUBLIC [Signature]

The Grantee or 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 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.

Date May 28, 2021

[Signature]
Signature of Grantee or Agent

Subscribed and sworn to before
Me by the said Austin Kyle Smith
This 28 day of May,
2021.

NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

