

**QUIT CLAIM DEED
GENERAL**

UNOFFICIAL COPY

Doc#. 2134728064 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/13/2021 10:19 AM Pg: 1 of 3

Dec ID 20211201662678
ST/CO Stamp 0-210-006-672
City Stamp 1-966-895-760

THE GRANTOR(S), Margot Schmidt, of the City of Naples, County of Collier, State of Florida, for and in consideration of Ten Dollars (\$10.00) in hand paid, convey(s) and quit claim(s) to Schmidtx Properties LLC, an Illinois limited liability company, (Grantee's Address) 411 W Ontario Street, Apt 729, Chicago, IL 60654, of the County of Cook, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 36 IN LANSING'S ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 146.17 FEET OF LOTS 4 AND 17 AND ALL OF LOTS 5, 6, 15 AND 16 IN J. H. KEDZIE'S SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, and general real estate taxes not due and payable at the time of closing

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 16-23-313-009-0000
Address of Real Estate: 1825 S Ridgeway Avenue, Chicago, IL 60623

Dated this ^{December} 2 day of ~~October~~, 2021



Margot Schmidt

12/13/2021

UNOFFICIAL COPYSTATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Margot Schmidt
 personally known to me to be the person(s) whose name(s) 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 2 day of 12, 21



[Signature] (Notary Public)

Prepared By:

Valerie E Trabaris, 403 N Wabash #8C, Chicago, IL 60611

Mail To:

Tian Xin, 411 W Ontario St Apt 729, Chicago, IL 60654

Exempt under provisions of Paragraph E,

Section 4, Real Estate Transfer Tax Act.

12/12/21
 Date

[Signature]
 Buyer, Seller or Representative

Name and Address of Taxpayer/Address of Property:

Schmidt Properties LLC, 411 W Ontario St, Apt 729, Chicago, IL 60654

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STATEMENT BY GRANTOR AND GRANTEE

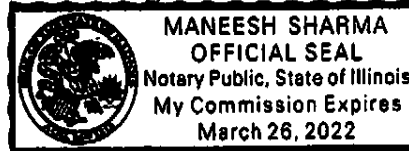
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 12-2-2021, 20 21

Signature: _____

Grantor or Agent

Subscribed and sworn to before me
by the said Margot Schmidt
this 2 day of 12, 20 21
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 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 12/2/21^{MS}, 20 21

Signature: _____

Grantee or Agent

Subscribed and sworn to before me
By the said Margot Schmidt
This 2 day of 12, 20 21
Notary Public [Signature]



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.)