

# UNOFFICIAL COPY

Doc#: 2209621042 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/06/2022 07:46 AM Pg: 1 of 4

**This Document Prepared By:**  
THERESA CLANCY

*Attorney at Law*  
Theresa Clancy Law

Dec ID 20220401673703  
ST/CO Stamp 0-229-778-320  
City Stamp 0-015-188-880

801 North Euclid Ave.

Oak Park, Illinois 60302  
(708) 819-1580

**After Recording, Return and  
Mail Tax Statements To:**

Jack Edward Schroeder and Maria Nicole Almy, as co-Trustees  
1003 S. Grove  
Oak Park, IL 60304

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

The Grantor,

JACK EDWARD SCHROEDER, a married man,

Whose mailing address is 1003 S. Grove, Oak Park, IL 60304;

FOR GOOD AND VALUABLE CONSIDERATION, in hand paid, conveys and quitclaims to:

JACK EDWARD SCHROEDER and MARIA NICOLE ALMY, as co-Trustees of THE  
ALMY SCHROEDER TRUST, U/A dated March 13, 2022, the GRANTEE,

Whose mailing address is 1003 S. Grove, Oak Park, IL 60304;

And to Grantee's successors and assigns, all of the following described real estate situated in the  
County of Cook, State of IL, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART  
HEREOF.

Permanent Index Number: 13-35-103-028-0000

Site Address: 2324 N. Hamlin Ave., Chicago, IL. 60697

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption  
Laws of the State of Illinois; however, SUBJECT TO any Restrictions, Conditions, Covenants,  
Rights, Rights of Way, and Easements now of record; to have and to hold said premises forever.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and  
dispose of the hereinabove described real property; including, but not limited to, the power to  
convey.

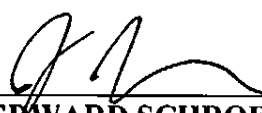
Signed on March 2, 2022, Cook County, Illinois.

# UNOFFICIAL COPY



JACK EDWARD SCHROEDER

The foregoing transfer of title/conveyance is hereby accepted by JACK EDWARD SCHROEDER and MARIA NICOLE ALMY, of 1003 S. Grove, Oak Park, IL 60304, as co-Trustees under the provisions of THE ALMY SCHROEDER TRUST.



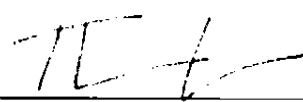
JACK EDWARD SCHROEDER,  
Trustee, as aforesaid



MARIA NICOLE ALMY,  
Trustee, as aforesaid

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

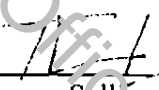
The foregoing instrument was acknowledged before me on this March 3, 2022, by JACK EDWARD SCHROEDER.



NOTARY PUBLIC

My commission expires: 5/8/22



"Exempt under Paragraph (e), Section 31-45; Illinois Real Estate Transfer Tax Act"	
3/3/22	
Date	Buyer, Seller or Representative

# UNOFFICIAL COPY

## EXHIBIT A

LOT SEVEN (7) IN THE SUBDIVISION OF LOT 12 AND 21 INCLUSIVE, LOTS 31 AND 34 INCLUSIVE AND LOTS 40 TO 47 INCLUSIVE IN L.A. TRAPET'S FULLERTON AVENUE ADDITION TO CHICAGO, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

and more commonly known as 2324 N. Hamlin Ave., Chicago, IL 60647.

TAX PARCEL NUMBER: 13-35-103-028-0000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

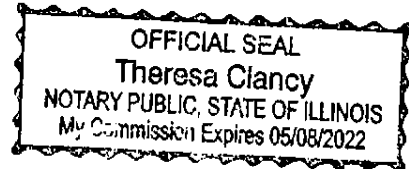
## STATEMENT BY GRANTOR AND GRANTEE

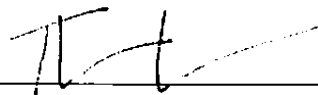
The GRANTOR (or the agent for the GRANTOR) affirms that, to the best of the knowledge of the undersigned, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business 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 this 03 day of March, 2022.

  
\_\_\_\_\_  
JACK EDWARD SCHROEDER


Subscribed and sworn to before me by the said Jack Edward Schroeder, this 3 day of March, 2022.




Notary Public: \_\_\_\_\_

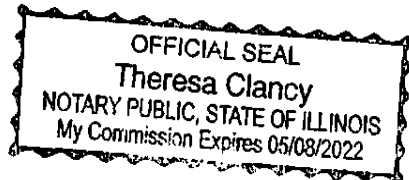
The GRANTEE (or the agent for the GRANTEE) affirms that, to the best of the knowledge of the undersigned, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business 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.

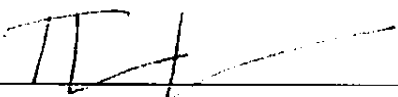
Dated this 3 day of March, 2022.

\_\_\_\_\_  
JACK EDWARD SCHROEDER

\_\_\_\_\_  
MARIA NICOLE ALMY

Subscribed and sworn to before me by the said Jack Edward Schroeder and Maria Nicole Almy, this 3 day of March, 2022.



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.)