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Doc# 2211201483 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/22/2022 01:34 PM Pg: 1 of 5
Dec ID 20220401691471

After Recording Return to:

Amrock LLC
662 Woodward Avenue
Detroit, MI 48226

Instrument Prepared By:

Kevin T. Kavanaugh, Esq.
3331 W. Big Beaver, Ste. 109
Troy, MI 48084
Licensed in IL, Bar ID No. 6280331

Mail Tax Statements To:

Sean C. Campbell
413 Wisconsin Ave, Unit A
Oak Park, IL 60302-3676

Tax Parcel ID Number:

16-07-322-044-0000, 16-07-322-051-0000

Order Number:

69488989

69488989-6787938

QUIT CLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: Sean C. Campbell, Dated: 1/30/2021
SEAN C. CAMPBELL

Dated this 30th day of January, 2021. WITNESSETH, that SEAN C. CAMPBELL AND JIANNA L. CAMPBELL FKA JIHYUN L. CAMPBELL, husband and wife, not as tenants in common nor as joint tenants but as tenants by the entirety, whose address is 413 Wisconsin Ave Unit A, Oak Park, IL 60302-3676, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of TEN (\$10.00) DOLLARS, in hand paid, the receipt of which is hereby acknowledged, does hereby, grant, bargain, sell, assign, remiss, release, convey and confirm unto SEAN C. CAMPBELL AND JIANNA L. CAMPBELL, husband and wife, not as tenants in common nor as joint tenants but as tenants by the entirety, whose address is 413 Wisconsin Ave Unit A, Oak Park, IL 60302-3676, as joint tenants with rights of survivorship, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in the County of Cook, State of Illinois, commonly known as 413 Wisconsin Ave Unit A, Oak Park, IL 60302-3676, and legally described as follows, to wit:

The following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF



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EXEMPTION APPROVED

Steven E. Draizer
Steven E. Draizer, CFO
Village of Oak Park

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantors on the date first written above.

Grantors:

Sean C. Campbell
SEAN C. CAMPBELL

Janna L. Campbell FKA
Jihyun L. Campbell
JIANNA L. CAMPBELL FKA
JIHYUN L. CAMPBELL

STATE OF Illinois)
COUNTY OF Cook)

ss.

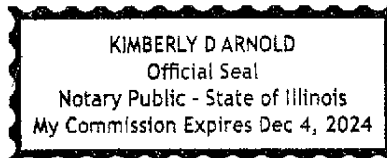
Kimberly D Arnold, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that SEAN C. CAMPBELL AND JIANNA L. CAMPBELL FKA JIHYUN L. CAMPBELL, whose identity was proven through identification shown to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/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 official seal this 30 day of January 2021.

Kimberly D Arnold
Notary Public
My commission expires 12-04-2024

EXEMPTION APPROVED

Steven E. Drazier, CFO
Village of Oak Park



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EXHIBIT A

LEGAL DESCRIPTION

Tax Id Number(s): 16-07-322-044-0000, 16-07-322-051-0000

Land situated in the County of Cook in the State of IL

PARCEL 1: UNIT A.

ABOVE FOUNDATION ELEVATION

THOSE PARTS OF PROPERTY AND SPACE LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 47.37 FEET ABOVE CHICAGO CITY DATUM, DESCRIBED AS FOLLOWS: THAT PART OF LOT 48 AND THE NORTH HALF OF LOT 49 (EXCEPT THE SOUTH 15 FEET THEREOF), IN SCOVILLE AND NILES SUBDIVISION OF BLOCK 5 IN SCOVILLE AND NILES ADDITION TO OAK PARK, SAID ADDITION BEING A SUBDIVISION OF THE WEST 40 ACRES OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF LOT 48; THENCE WEST ALONG THE NORTH LINE OF LOT 48 A DISTANCE OF 20.50 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING WEST ALONG SAID NORTH LINE A DISTANCE OF 32.87 FEET; THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH LINE A DISTANCE OF 19.50 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 9.21 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 22.50 FEET THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 42.08 FEET; THENCE NORTH A DISTANCE OF 42.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

LOWER LEVEL

THOSE PARTS OF PROPERTY AND SPACE LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 47.37 FEET ABOVE CHICAGO CITY DATUM, DESCRIBED AS FOLLOWS: THAT PART OF LOT 48 AND THE NORTH HALF OF LOT 49 (EXCEPT THE SOUTH 15 FEET THEREOF), IN SCOVILLE AND NILES SUBDIVISION OF BLOCK 5 IN SCOVILLE AND NILES ADDITION TO OAK PARK, SAID ADDITION BEING A SUBDIVISION OF THE WEST 40 ACRES OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF LOT 48; THENCE WEST ALONG THE NORTH LINE OF LOT 48 A DISTANCE OF 20.50 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING WEST ALONG SAID NORTH LINE A DISTANCE OF 28.26 FEET; THENCE SOUTH AT RIGHT ANGLES TO SAID NORTH



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Steven E. Drazner, CFO
Village of Oak Park

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LINE A DISTANCE OF 19.50 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 13.82 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 8.35 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 24.19 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 4.95 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 24.19 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 9.20 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 42.08 FEET; THENCE NORTH A DISTANCE OF 42.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

UNIT A: EASEMENT FOR THE BENEFIT OF PARCEL 1, FOR INGRESS AND EGRESS AS ESTABLISHED BY DECLARATION RECORDED AS DOCUMENT 95551067.

UNIT A- GARAGE

THOSE PARTS OF PROPERTY AND SPACE LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 51.88 FEET ABOVE CHICAGO CITY DATUM, DESCRIBED AS FOLLOWS: THAT PART OF LOT 4B AND THE NORTH HALF OF LOT 49 (EXCEPT THE SOUTH 15 FEET THEREOF), TAKEN AS A PARCEL IN SCOVILLE AND NILES SUBDIVISION OF BLOCK 5 IN SCOVILLE AND NILES ADDITION TO OAK PARK, SAID ADDITION BEING A SUBDIVISION OF THE WEST 40 ACRES OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EAST ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 44.20 FEET; THENCE NORTH AT RIGHT ANGLES TO SAID SOUTH LINE A DISTANCE OF 16.42 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING NORTH ALONG THE PROLONGATION OF THE LAST DESCRIBED LINE A DISTANCE OF 19.11 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 20.22 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 6.24 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 0.43 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 12.87 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 20.65 FEET TO THE PLACE OF THE BEGINNING, IN COOK COUNTY, ILLINOIS.

Commonly known as: 413 Wisconsin Ave Unit A, Oak Park, IL 60302-3676

EXEMPTION APPROVED

[Signature]
E. Draefler, CFO
of Oak Park



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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 1 | 30 | 2021

SIGNATURE: Sean C. Campbell
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

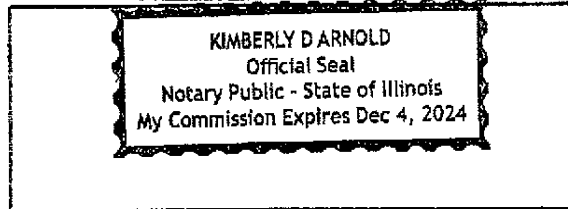
Subscribed and sworn to before me, Name of Notary Public: Kimberly D Arnold

By the said (Name of Grantor): Sean C. Campbell

On this date of: 1 | 30 | 2021

NOTARY SIGNATURE: Kimberly D Arnold

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 1 | 30 | 2021

SIGNATURE: Sean C. Campbell
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

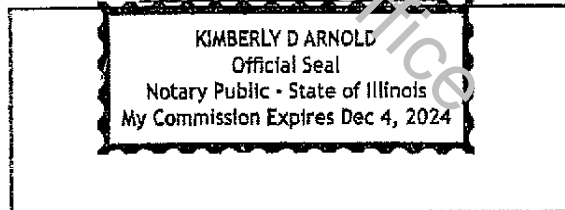
Subscribed and sworn to before me, Name of Notary Public: Kimberly D Arnold

By the said (Name of Grantee): Sean C. Campbell

On this date of: 1 | 30 | 2021

NOTARY SIGNATURE: Kimberly D Arnold

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

rev. on 10.17.2016

EXEMPTION APPROVED

Steven E. Draeger
Steven E. Draeger, CFO
Illinois Dept. of State