

# UNOFFICIAL COPY



This Instrument Prepared By:  
THOMAS ALLGOOD, ESQ.  
o/b/o BC LAW FIRM, P.A.  
200 CONTINENTAL DRIVE 401  
NEWARK, DE 19713

Doc# 2309322002 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/03/2023 10:04 AM PG: 1 OF 4

Recordation Requested By/Return to:  
TITLEMAX  
88 SILVA LANE  
MIDDLETOWN, RI 02842  
File No. WFB R-201069

FOR RECORDER'S USE ONLY

## QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 3 day of FEBRUARY, 2023, by first party **ROBERT E. SCHMIDT AND AMY L. SCHMIDT, HUSBAND AND WIFE, NOT AS TENANTS IN COMMON NOR AS JOINT TENANTS BUT AS TENANTS BY THE ENTIRETY FOREVER** to second party, **ROBERT E. SCHMIDT, UNMARRIED MAN**, of 5561 N OSCEOLA AVENUE, CHICAGO, IL 606561750.

WITNESSETH, That the said first party, for Ten Dollars (\$10.00) and other good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby convey and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described real estate in the County of COOK, State of Illinois, to wit:

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, CITY OF CHICAGO, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:**

**LOT 15 IN BESINGER'S HIGGINS BRYN MAWR SUBDIVISION OF PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12 AND PART OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

APN: 12-12-224-001

PROPERTY ADDRESS: 5561 N OSCEOLA AVE, CHICAGO, IL 60656

**EXEMPT FROM TRANSFER TAX: CODE NUMBER (35ILCS 200-31-45) E**

X [Signature] 2/23/23  
(Signature of buyer, seller, or representative) (Date)

This instrument was prepared without the benefit of a title examination.

REAL ESTATE TRANSFER TAX	03-Apr-2023
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

1 of 2

REAL ESTATE TRANSFER TAX	03-Apr-2023
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

12-12-224-001-0000 | 20230201659295 | 0-856-905-936

12-12-224-001-0000 | 20230201659295 | 2-144-819-408

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

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IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

*Robert E. Schmidt* 2/3/23  
**ROBERT E. SCHMIDT**

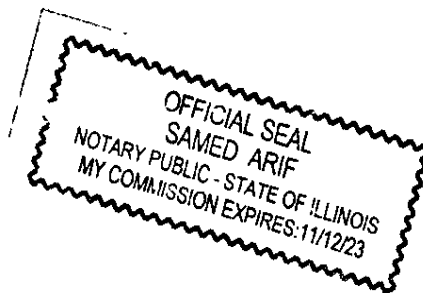
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **ROBERT E. SCHMIDT**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal this date, Feb 3, 2023.

(seal)

*Samed Arif*  
Notary Public  
My Commission Expires: 11-12-2023

Send Tax Notices to:  
ROBERT E. SCHMIDT  
5561 N OSCEOLA AVENUE  
CHICAGO, IL 606561750



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IN WITNESS WHEREOF. The said first party has signed and sealed these presents the day and year first above written.

Amy L Schmidt  
AMY L. SCHMIDT

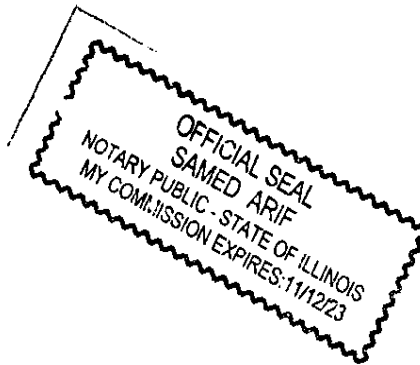
STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **AMY L. SCHMIDT**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal this date, Feb 3, 2023.

(seal)

Samed Arif  
Notary Public  
My Commission Expires: 11-12-2023

Send Tax Notices to:  
ROBERT E. SCHMIDT  
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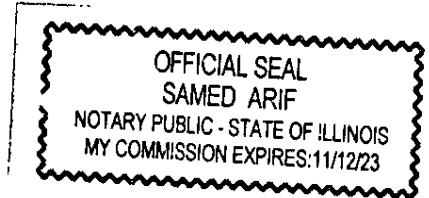
## STATEMENT BY GRANTOR AND GRANTEE

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 FEB 3, 2023

Signature: *Amy Schmidt*  
Grantor or Agent

Subscribed and sworn to before me  
By the said AMY Schmidt & Robert E Schmidt  
This 3, day of Feb, 2023  
Notary Public *Samed Arif*



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 title to real estate under the laws of the State of Illinois.

Date 2/3, 2023

Signature: *R Schmidt*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Robert E Schmidt  
This 3, day of Feb, 2023  
Notary Public *Samed Arif*

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

