

# UNOFFICIAL COPY

Doc#: 2312233068 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/02/2023 09:50 AM Pg: 1 of 3

## QUIT CLAIM DEED

### MAIL RECORDED INSTRUMENT TO:

Estate Law Partners, LLC  
440 Science Drive STE 101  
Madison, WI 53711

Dec ID 20230401695959

City Stamp 0-811-172-560

### MAIL FUTURE TAX BILLS TO:

Ashley F. Smith  
2814 N. Wolcott Avenue  
Chicago, IL 60657

### Property Code:

THIS DEED, made this 12th day of April, 2023, between Ashley F. Smith, Grantor, whose address is 2814 N. Wolcott Avenue, Chicago, IL 60657, and Ashley Frances Smith, as Trustee, of the Ashley Frances Smith Revocable Living Trust dated August 16, 2018, the beneficial interest of said trust being held by Ashley Frances Smith, a single person, Grantee, whose address is 2814 N. Wolcott Avenue, Chicago, IL 60657;

WITNESSETH, That Grantor, for and in consideration of one dollar (\$1.00) and other valuable consideration in hand paid, does hereby grant, convey and quitclaim to said Grantee, the following described real estate, situated in the County of Cook and State of Illinois, to-wit:

Lot 2 in Subdivision of Lot 244 in William Deering Diversey Avenue in the Southwest 1/4 of the Northeast 1/4 of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: Real estate taxes for the year 2022 and subsequent years, easements, conditions, restrictions, covenants and ordinances of record, if any.

TAX CODE NO.: 14-30-221-024-0000  
PROPERTY ADDRESS: 2814 N. Wolcott Avenue, Chicago, IL 60657

Together with the hereditaments, tenements and appurtenances thereunto belonging.

**TO HAVE AND TO HOLD** the same unto said Grantee and his, her, or their heirs and assigns forever.

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IN WITNESS WHEREOF, said Grantor, Ashley F. Smith, have hereunto set their hands and seals as of the date written above.

A. Smith  
Ashley F. Smith

STATE OF ILLINOIS DEPT. OF REVENUE STATEMENT OF EXEMPTION:

I hereby declare that this deed represents a transaction which is exempt under the provisions of 35 ILCS 200/31-45, paragraph e, of the Real Estate Transfer Tax Act.

Dated: April 12, 2023.

A. Smith  
Buyer, Seller or Representative

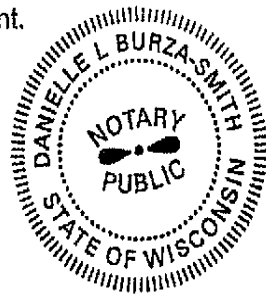
STATE OF WISCONSIN )  
  ) ss.  
COUNTY OF DANE        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ashley F. Smith personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that Ashley F. Smith signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal on April 12, 2023.

Danielle L. Burza-Smith  
Danielle Burza-Smith, Notary Public  
My commission is permanent.

THIS INSTRUMENT WAS PREPARED  
BY: Attorney Danielle L. Burza-Smith  
Estate Law Partners, LLC  
440 Science Drive ST-101  
Madison, WI 53711



REAL ESTATE TRANSFER TAX		01-May-2023
CHICAGO:		0.00
CTA:		0.00
<b>TOTAL:</b>		<b>0.00 *</b>

14-30-221-024-0000 | 20230401695959 | 0-811-172-560  
\* Total does not include any applicable penalty or interest due.

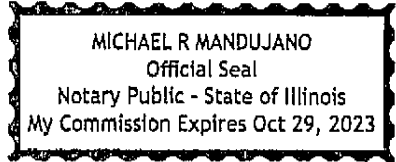
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## STATEMENT OF GRANTOR/GRANTEE

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 4/13, 23 Signature: J. P. J.  
Grantor or Agent

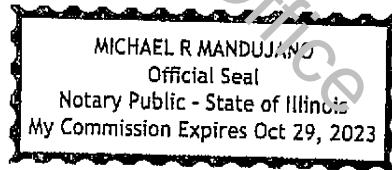
Subscribed and sworn to before me by the said \_\_\_\_\_ this 13 day of April, 2023  
Notary Public [Signature]



The grantee 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 4/13, 23 Signature: J. P. J.  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this 13 day of April, 2023  
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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.