

UNOFFICIAL COPY

Doc#: 2312446227 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/04/2023 02:06 PM Pg: 1 of 5

Dec ID 20230401698024

City Stamp 0-347-644-624

QUIT CLAIM DEED

THE GRANTORS, Danielle R. Richardson, an unmarried woman, of the City of Chicago, County of Cook, State of Illinois, as to an undivided one-half interest, and Neal T. Richardson and Teresa F. Richardson, husband and wife, of the City of Freeport, County of Stephenson, State of Illinois, as to an undivided one-half interest, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, convey and Quit-Claim to Teresa R. Richardson, a married woman, Trustee of the Teresa R. Richardson Trust dated February 1, 2023, of 2202 Countryside Lane, Freeport, Illinois 61032, County of Stephenson and Danielle R. Richardson, an unmarried woman, of 600 W. Drummond Place, Unit 514, Chicago, Illinois 60614, County of Cook, as joint tenants, and not as tenants in common, the following property in Cook County, Illinois:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Real Estate Index Numbers: 14-28-304-092-1052 and 14-28-304-092-1116
Address of Real Estate: 600 W. Drummond Place
UNIT 514 & GU 59
Chicago, IL 60614

"Exempt under provisions of Paragraph e,
35 ILCS 200/31-45, Real Estate Transfer Tax Law."

Dated: April 6, 2023

Daniel Fishburn, Abby
Signature of Buyer, Seller, or Representative

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Subject to general real estate taxes not yet due and payable, covenants, conditions, restrictions and easements of record.

Situated in the City of Chicago, County of COOK, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 6 day of April, 2023

Danielle R. Richardson
Danielle R. Richardson

Neal T. Richardson
Neal T. Richardson

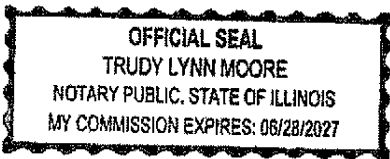
Teresa R. Richardson
Teresa R. Richardson

STATE OF ILLINOIS)
) SS.
COUNTY OF STEPHENSON)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Danielle R. Richardson, an unmarried woman, as to an undivided one-half interest, and Neal T. Richardson and Teresa R. Richardson, husband and wife, as to an undivided one-half interest,** personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 Notarial seal, this 6 day of April, 2023.

Trudy Lynn Moore
Notary Public



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Trustee Acceptance

The Grantee Teresa R. Richardson, as Trustee under the provisions of a Trust dated February 1, 2023, hereby acknowledges and accepts this conveyance into said Trust.

Dated: April 6, 2023

Teresa R. Richardson
Teresa R. Richardson, as Trustee aforesaid

Send future Tax Bills to:

Danielle R. Richardson
600 W. Drummond Place
Unit 514
Chicago, IL 60614

PREPARED BY AND RETURN TO:

FISHBURN WHITON THRUMAN
Attorney Dan G. Fishburn
8 East Stephenson Street
Freeport, IL 61032
815-235-2511

REAL ESTATE TRANSFER TAX

04-May-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-28-304-092-1052 | 20230401698024 | 0-347-644-624

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

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EXHIBIT "A"

PARCEL 1:

UNIT 514 AND PARKING SPACE GU-59 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE LINCOLN PARK COMMONS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0315432142 IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 0020099097 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY ILLINOIS.

PARCEL 3:

THE EXCLUSIVE RIGHT TO USE STORAGE LOCKER NO. S-46, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY ILLINOIS.

PIN: 14-28-304-092-1052
14-28-304-092-1116

COMMON ADDRESS:

600 W. Drummond Place
Unit 514 & GU59
Chicago, IL 60614

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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: 04/06/2023

SIGNATURE: Teresa R. Richardson
Neal T. Richardson
Danielle Richardson
GRANTOR or AGENT

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

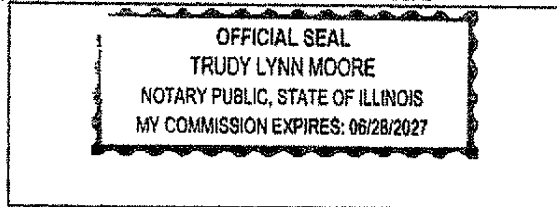
Subscribed and sworn to before me, Name of Notary Public:
Teresa R. Richardson, Neal T. Richardson
By the said (Name of Grantor): Danielle R. Richardson

Trudy Lynn Moore

AFFIX NOTARY STAMP BELOW

On this date of: 04/06/2023

NOTARY SIGNATURE: Trudy Lynn Moore



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: 04/06/2023

SIGNATURE: Teresa R. Richardson
Danielle Richardson
GRANTEE or AGENT

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

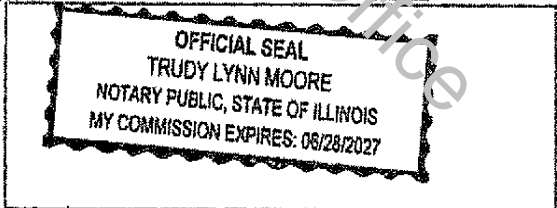
Subscribed and sworn to before me, Name of Notary Public:
Teresa R. Richardson
By the said (Name of Grantee): Danielle R. Richardson

Trudy Lynn Moore

AFFIX NOTARY STAMP BELOW

On this date of: 04/06/2023

NOTARY SIGNATURE: Trudy Lynn Moore



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)**