

UNOFFICIAL COPY

Doc#: 2402913312 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/29/2024 02:40 PM Pg: 1 of 3

Quit Claim Deed

Dec ID 20240101622510
ST/CO Stamp 0-810-888-240
City Stamp 1-347-759-152

THE GRANTOR, Catherine C. Brown, an unmarried woman, 1908 Howe Street, (Rear Unit), Chicago, Illinois, 60614 for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid. CONVEYS AND QUITCAIMS to James Benz and Martyn Smith, not in Tenancy in Common, but in Joint Tenancy 560 West Fulton, Unit 604, Chicago, Illinois 60661, the following described premises situated in the County of Cook and the State of Illinois, to wit:

(See attached legal description)


THIS IS NOT HOMESTEAD PROPERTY.

Permanent Real Estate Index Number: 14-21-111-007-1401

Address of Real Estate: Unit 1611, 3550 North Lake Shore Drive, Chicago, Illinois 60657

Exempt under provisions of Paragraph E ,

Section 4, Real Estate Transfer Tax Act.

1/29/24 

Date Buyer, Seller or Representative

In Witness Whereof, said Grantor has caused her name to be signed to these presents on this 15 day of April , 2023.

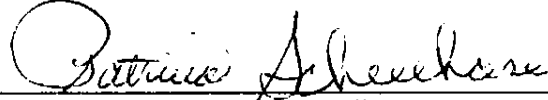

CATHERINE C. BROWN

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that CATHERINE C. BROWN 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 severally acknowledged that she signed and delivered the said instrument, for the uses and purposes therein set forth, including the release and waiver of the right to homestead.

(Notary Seal)



Notary Public

Given under my hand and official seal, this 15 day of April, 2023.



This Deed has been prepared by
DAVID L. GOLDSTEIN
35 East Wacker Drive, Suite 650,
Chicago, Illinois 60601

AFTER RECORDING, RETURN TO:
Benz/Smith
560 West Fulton, Unit 604
Chicago, Illinois 60661

SEND SUBSEQUENT TAX BILLS TO:
Benz/Smith
560 West Fulton, Unit 604
Chicago, Illinois 60661

LEGAL DESCRIPTION

UNIT NUMBER 1611 IN 3550 LAKE SHORE DRIVE CONDOMINIUM AS DELINEATED ON SURVEY OF SUBDIVISION OF LOT 1 IN BLOCK 1 IN BAIRD AND WARNER'S SUBDIVISION OF BLOCK 12 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 INCLUSIVE, 33 TO 37 INCLUSIVE, IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH VACATED ALLEY IN SAID BLOCK AND THE TRACT OF LAND LYING BASTERLY OF AND ADJOINING SAID BLOCK 12, AND WESTERLY OF THE WESTERLY LINE OF NORTH SHORE DRIVE (EXCEPTING STREET PREVIOUSLY DEDICATED), IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS "PCL"), WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM MADE BY THE AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 11, 1974 AND KNOWN AS TRUST NUMBER 32679, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24132761, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

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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: 7/15/2023

SIGNATURE: [Signature]
GRANTOR or AGENT

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

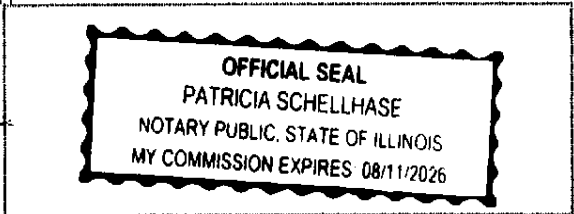
Subscribed and sworn to before me, Name of Notary Public: Patricia Schellhase

By the said (Name of Grantor): David Goldstein, Agent

On this date of: 7/15/2023

NOTARY SIGNATURE: [Signature]

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: 4/15/2023

SIGNATURE: [Signature]
GRANTEE or AGENT

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

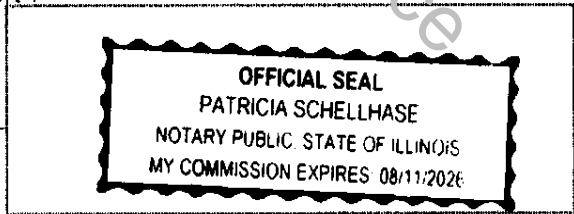
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): David Goldstein, Agent

On this date of: 7/15/2023

NOTARY SIGNATURE: [Signature]

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)**)