

UNOFFICIAL COPY

Quit Claim Deed

ILLINOIS STATUTORY

MAIL TO:

Stephannie Larocque
51357 Carrigan Way
Granger, IN 46530

NAME & ADDRESS OF TAXPAYER:

Stephannie Larocque
51357 Carrigan Way
Granger, IN 46530



Doc# 2406034058 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/29/2024 03:43 PM PG: 1 OF 4

THE GRANTORS Scott Griffith and Stephannie Larocque

of the County of St. Joseph, State of Indiana for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM TO

Stephannie Larocque

of the County of St. Joseph, State of Indiana, all interest in the following described real estate situation in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever individually.

Permanent Index Number(s): 17-10-212-031-1012 & 17-10-212-039-1061


240 East Illinois Street, Unit 405 & P-685, Chicago, IL



Property Address: 60611

Dated this 21 day of February, 2024

X [Signature]
Scott Griffith

X [Signature]
Stephannie Larocque

REAL ESTATE TRANSFER TAX		29-Feb-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		29-Feb-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-10-212-031-1012 | 20240201644270 | 1-993-214-512

17-10-212-031-1012 | 20240201644270 | 1-834-742-320

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

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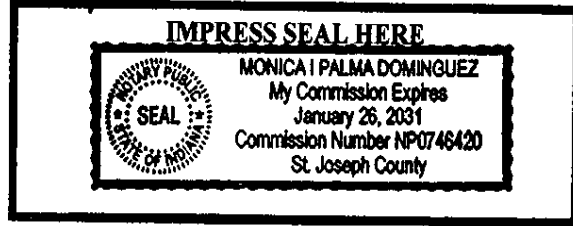
STATE OF Indiana)
) SS.
COUNTY OF)
St Joseph

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Scott Griffith and Stephannie Larocque, 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 21 day of February, 2024

Monica Palma Dominguez

Notary Public
My commission expires on 01/26/2031



If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:

Michelle A. Laiss
ATTORNEY AT LAW
1530 West Fullerton Avenue
Chicago, Illinois 60614

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 4, REAL ESTATE TRANSFER

ACT.
DATE: 2-29-2024
Stephanie Larocque
Signature of Buyer, Seller or Representative.

This conveyance must contain the name and address of the Grantee for tax billing purpose (55ILCS 5/3-5020) and the name and address of the person preparing the instrument, (55ILCS 5/3-5022)

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

UNIT 405 IN THE LOFTS AT CITYFRONT PLAZA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN PARTS OF THE LAND, PROPERTY AND SPACE COMPRISED OF A PART OF BLOCK 1 IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0630315058, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE COMMON AREAS AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS DATED FEBRUARY 28, 2006 AND RECORDED MARCH 8, 2006 AS DOCUMENT 0606745116.

PARCEL 3:

GARAGE UNIT NUMBER P-685 IN THE GARAGE AT CITYFRONT PLAZA CONDOMINIUM, AS DELINEATED IN A SURVEY OF THE FOLLOWING DESCRIBES REAL ESTATE: CERTAIN PARTS OF THE LAND, PROPERTY AND SPACE COMPRISED OF A PART OF BLOCK 1 IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0630315059 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 4:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 3 OVER THE COMMON AREAS AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS DATED FEBRUARY 28, 2006 AND RECORDED MARCH 8, 2006 AS DOCUMENT 0606745116.

17-10-212-031-1012 and 17-10-212-039-1061

240 E. ILLINOIS ST., UNIT 405 & P-685, CHICAGO, IL 60611

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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 21, 2024

Signature: [Signature]
Scott Griffith (Grantor)

Subscribed and sworn to before me
By the said Scott Griffith and Stephanie Larocque
This 21, day of February, 2024
Notary Public Monica I Palma Dominguez

Signature: [Signature]

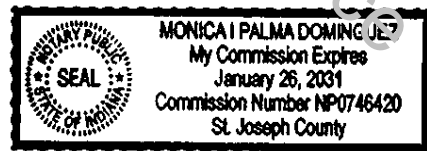


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated Feb 21, 2024

Signature: [Signature]
Stephanie Larocque (Grantee)

Subscribed and sworn to before me
By the said Stephanie Larocque
This 21, day of February, 2024
Notary Public Monica I Palma Dominguez



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.)