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2406607026

QUIT CLAIM DEED ILLINOIS

Doc# 2406607026 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 3/6/2024 11:55 AM

PAGE: 1 OF 4

Above Space for Recorder's Use Only

GRANTOR(S) Frank L. Smith, of the Village of Alsip, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and QUIT CLAIM(s) to:

Frank L. Smith and Laura A. Rincon, of Orland Park, Illinois, as Joint Tenants with the right of survivorship, all right title and interest in the following described real estate, being situated in County, and State of Illinois and legally described as follows, to-wit:

See Legal Description attached hereto as Exhibit A and hereby made a part hereof.

PERMANENT INDEX NUMBER: 24-26-307-002-1001

ADDRESS OF REAL ESTATE: 3909 W. 123rd Street, Unit 101A, Alsip, IL 60803

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

SUBJECT TO: Covenants, conditions and restrictions of record

Dated this 29 day of February, 2024.

Frank L. Smith

REAL ESTATE TRANSFER TAX



06-Mar-2024

COUNTY: 0.00

ILLINOIS: 0.00

TOTAL: 0.00

24-26-307-002-1001

| 20240301645244 | 1-160-030-768

**VILLAGE OF ALSIP
EXEMPT REAL ESTATE
TRANSFER TAX**

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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 Frank L. Smith, are 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 his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of Feb 2024.

My Commission expires: 03/18/2026



[Signature]
NOTARY PUBLIC

EXEMPT UNDER PROVISIONS OF PARAGRAPH 4(F), SECTION 35 ILCS 200/31-45, REAL ESTATE TRANSFER ACT.

Date: 0229 2024
[Signature]
Grantor, Grantee or Agent

This instrument was prepared by:

Dennis Dwyer
7548 W. 103rd Street
Bridgeview, Illinois 60455

SEND SUBSEQUENT TAX BILLS TO:

Frank I. Smith
3909 W. 123rd Street
Unit 101A
Alsip, IL 60803

MAIL DEED TO:

Dennis F. Dwyer
7548 W. 103rd Street
Bridgeview, IL 60455

**VILLAGE OF ALSIP
EXEMPT REAL ESTATE
TRANSFER TAX**

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EXHIBIT A

UNIT NUMBER 101 IN BUILDING "A" AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIPTION PARCEL OF REAL ESTATE THEREINAFTER REFERRED TO AS PARCEL): , BLOCK 12 IN THE 1ST ADDITION TO ALSIP WOODS SOUTH BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM SAID BLOCK 12, THAT PARK THEREOF) DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH WEST CORNER OF SAID BLOCK 12 AND RUNNING THENCE NORTH OF DEGREES 108 MINUTES 40 SECONDS WEST ALONG THE WEST LINE OF SAID BLOCK 12, A DISTANCE OF 64.71 FEET THENCE NORTH 89 DEGREES 51 MINUTES 36 SECONDS EAST OF THE A DISTANCE OF 56.0 FEET THENCE SOUTH 0°DEGREES 08 MINUTES 0. SECONDS EAST A DISTANCE OF 96.35 FEET TO THE SOUTHERLY LINE OF SAID BLOCK 12. THENCE NORTH 60 DEGREES 40 MINUTES 30 SECONDS WEST ALONG THE SOUTHLYLINE OF SAID BLOCK 12, A DISTANCE OF 64.32 FEET TO THE POINT OF BEGINNING.

IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MAKE BY LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER 34240 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 19837844 TOGETHER WITH AN UNDIVIDED 3.33 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

VILLAGE OF ALSIP
EXEMPT REAL ESTATE
TRANSFER TAX

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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 assignment of beneficial interest in land trust is either a. natural person, and 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 2/29/24, 20____ Signature: [Signature]
Frank L. Smith

Subscribed and sworn to before
Me by the said Frank L. Smith
this 29th day of February,
2024.



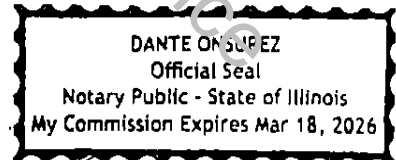
NOTARY PUBLIC [Signature]

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 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.

Date 2/29/24, 20____ Signature: [Signature]
Frank L. Smith

Signature: [Signature]
Laura A. Rincon

Subscribed and sworn to before
Me by the said Laura A. Rincon
This 29th day of February,
2024.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)