

QUIT-CLAIM DEED

THIS INSTRUMENT PREPARED BY:
RECORD AND RETURN TO:

Doc ID 20240201631165
ST/Co Stamp 0-939-137-584 ST Tax \$0.00 CO Tax \$0.00
City Stamp 0-615-684-656 City Tax \$0.00

Dean J. Trantalis, Esq.
2301 Wilton Drive C1-A
Wilton Manors, FL 33305

Parcel Identification (Folio) Number(s) : 13-24-309-028-1008 and 13-24-309-028-1036

**THIS CONVEYANCE QUALIFIES AS "EXEMPT" FROM TRANSFER TAX UNDER
EXEMPTION (e) of 35 ILCS 200/31-4**

THIS QUIT-CLAIM DEED, Executed this 9th day of February, A.D. 2024, by DAVID SCOTT RICE., a single man, whose address is 2706 NE 17th Terrace, Wilton Manors, Florida 33334, hereinafter called Grantor, to DAVID SCOTT RICE, as Trustee of the DAVID SCOTT RICE REVOCABLE LIVING TRUST, under agreement dated February 9th, 2024, with the independent power to protect, conserve, sell, lease, encumber, or otherwise to manage and dispose of the real property described herein, as Grantee.

(Whenever used herein the term "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation, where ever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Cook, State of Illinois, to wit:

See Exhibit "A" attached hereto

a.k.a. 3028 W Roscoe Street, Unit 302 (and P-18), Chicago, Illinois 60641
PIN(s): 13-24-309-028-1008 and 13-24-309-028-1036

Subject to restrictions, reservations, easements and limitations of record, if any, and taxes for the current year and subsequent years.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to the condition of title.

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TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF the said first party has signed and sealed these presents the day and year first above written.

SIGNATURE OF GRANTOR:

 [SEAL]

DAVID SCOTT RICE

SIGNED, SEALED AND DELIVERED IN PRESENCE OF WITNESSES:



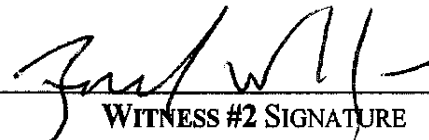
WITNESS #1 SIGNATURE

Alexander Hall

PRINTED NAME OF WITNESS #1

2301 Wilton Drive, C1-A
Wilton Manors, Florida 33305

Address of Witness #1



WITNESS #2 SIGNATURE

Brett W. LaGrow

PRINTED NAME OF WITNESS #2

2301 Wilton Drive, C1-A
Wilton Manors, Florida 33305

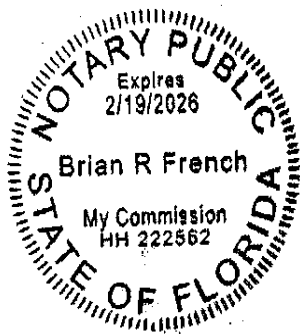
Address of Witness #2

STATE OF FLORIDA }
COUNTY OF BROWARD }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the aforementioned Grantor, DAVID SCOTT RICE, personally appeared to me by means of physical presence, who is personally known to me or has supplied FL Driver License as identification and who executed the foregoing Quit-Claim Deed and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 09TH day of February, A.D. 2024.

SEAL:



STATE OF FLORIDA AT LARGE



Signature of Notary Public

Brian R. French


Printed name of Notary Public

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Exhibit "A"

UNIT NOS. 302 AND P-18 IN THE ROSCOE FLATS CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 18, 19, 20 AND 21 IN BLOCK 2 IN JOSEPH BICKERDIKES' SUBDIVISION OF THAT PART OF THE NORTH 85 1/2 ACRES LYING SOUTHWEST OF ELSTON AVENUE (EXCEPTING THE WEST 10 ACRES) IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART OF LOTS 18 AND 19 IN BLOCK 2 OF JOSEPH BICKERDIKE'S SUBDIVISION OF THAT PART OF THE NORTH 85 1/2 ACRES LYING SOUTHWEST OF ELSTON AVENUE (EXCEPTING THE WEST 10 ACRES) IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. LYING BETWEEN ELEVATIONS 13.20 FEET TO 23.70 FEET ABOVE THE CHICAGO CITY DATUM BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 19 5.45 FEET WEST OF THE SOUTHEASTERLY MOST POINT OF SAID LOT 19; THENCE EAST ALONG THE SOUTH LINES OF LOTS 18 AND 19, ALSO BEING THE SOUTH FACE OF A 4 STORY BRICK BUILDING, 54.96 FEET TO A CORNER OF SAID BUILDING; THENCE NORTH 42 DEGREES, 16 MINUTES, 25 SECONDS EAST ALONG THE FACE OF SAID BUILDING, 9.03 FEET; THENCE BEGINNING SOUTHEASTERLY ALONG A CURVED WALL WITH AN ARC LENGTH OF 48.18 FEET AND A RADIUS OF 12.36 FEET TO A CORNER OF SAID BUILDING; THENCE NORTH 05 DEGREES, 51 MINUTES, 38 SECONDS WEST ALONG THE FACE OF SAID BUILDING, 9.13 FEET TO A CORNER OF SAID BUILDING; THENCE NORTH 46 DEGREES, 55 MINUTES, 49 SECONDS EAST ALONG THE FACE OF SAID BUILDING, ALSO BEING THE NORTHEASTERLY LINES OF LOTS 18 AND 19, 24.51 FEET TO THE INTERSECTION OF AN INTERIOR WALL EXTENDED NORTHEASTERLY; THENCE SOUTH 43 DEGREES, 04 MINUTES, 11 SECONDS WEST, ALONG SAID INTERIOR WALL 51.97 FEET TO AN INSIDE CORNER OF SAID BUILDING; THENCE NORTH 46 DEGREES, 55 MINUTES, 49 SECONDS WEST ALONG AN INTERIOR WALL OF SAID BUILDING 8.07 FEET TO AN INSIDE CORNER OF SAID BUILDING; THENCE SOUTH 41 DEGREES, 01 MINUTES, 08 SECONDS WEST ALONG AN INTERIOR WALL, 14.70 FEET, TO AN INSIDE CORNER OF SAID BUILDING; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 10.85 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE COOK COUNTY RECORDER'S OFFICE AS DOCUMENT NUMBER, 0632515125, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Tax bills to: David Scott Rice - Trustee
2706 NE 17th Terrace
Wilton Manors, FL 33334

REAL ESTATE TRANSFER TAX		11-Mar-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-24-309-028-1008 | 20240201631165 | 0-615-684-656
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		11-Mar-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

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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: 02 | 09 | 20 24

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:]

Brian R. French

By the said (Name of Grantor): DAVID SCOTT RICE

AFFIX NOTARY STAMP BELOW

On this date of: 02 | 09 | 20 24



NOTARY SIGNATURE: [Signature]

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: 02 | 09 | 20 24

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:]

Brian R. French

By the said (Name of Grantee): DAVID SCOTT RICE - TRUSTEE
THE DAVID SCOTT RICE REVOCABLE LIVING TRUST

AFFIX NOTARY STAMP BELOW

On this date of: 02 | 09 | 20 24



NOTARY SIGNATURE: [Signature]

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)**