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State of Illinois

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDER'S OFFICE:

This instrument was prepared by:

Name: Delia Lawrence Walker

Address: 755 S. Independence Blvd Unit 2N Chicago, IL 60624

After recording, mail document

and tax statements to:

Name: Delia Lawrence Walker

Address: 755 S. Independence Blvd Unit 2N Chicago, IL 60624



2410808022

Doc# 2410808022 Fee \$176.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 4/17/2024 2:00 PM

PAGE: 1 OF 6

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this 4/16/2024 (the "Effective Date") between the following Grantor(s) (the "Grantor"): Delia Lawrence Walker

(Check one) an individual a married individual a married couple a corporation a limited liability company a partnership a trust individuals whose mailing address(es) is/are 755 S. Independence Blvd Unit 2N Chicago, IL 60624

And the following Grantee(s) (the "Grantee"): Nia Raquell Smith

(Check one) an individual a married individual a married couple a corporation a limited liability company a partnership a trust individuals whose mailing address(es) is/are _____

WITNESSETH, that the Grantor, for and in consideration of the sum of \$ 1.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in (an unincorporated area in) Cook County, IL _____ [State], and more particularly described as follows: Unit 755-2 and P-6 together with its undivided percentage interest in the common elements in

Independence Place Condominium as delineated and defined in the declaration recorded as document no. 09009100, in southwest 1/4 of section 14, Township 39, North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. [Legal description of Property]

PIN# 16-14-311-028-1008
16-14-311-028-1021

The Property will be held as: (Check one)

- Sole ownership
- Joint tenancy
- Tenancy in common
- Tenancy by the entirety

REAL ESTATE TRANSFER TAX		17-Apr-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-14-311-028-1008 20240401679975 1-783-021-872		

SUBJECT to the following: N/A [Exceptions].

REAL ESTATE TRANSFER TAX		17-Apr-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

16-14-311-028-1008 | 20240401679975 | 1-557-963-056

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

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Homestead (Check one)

- The Property is the homestead of the Grantor.
- The Property is NOT the homestead of the Grantor.
- Not applicable

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, forever.

Transfer Tax (Check one)

- Grantor declares that the documentary transfer tax is \$ _____, computed on the full consideration or value of property conveyed.
- Grantor declares that the transfer is EXEMPT from any documentary transfer taxes.

EXECUTED this 17th day of April, 20 24.

Delia Lawrence Walker
 Grantor Signature

Delia Lawrence Walker
 Grantor Name

 Grantor Signature Check here if spouse

 Grantor Name Check here if spouse

[Signature]
 Grantee Signature

Nia Raquile Smith
 Grantee Name

 Grantee Signature Check here if spouse

 Grantee Name Check here if spouse

 Witness 1 Signature

 Witness 1 Name (Print)

 Witness 2 Signature

 Witness 2 Name (Print)

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ACKNOWLEDGEMENT OF NOTARY PUBLIC

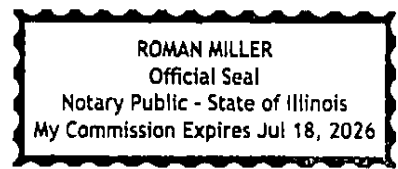
STATE OF Illinois

COUNTY OF Cook

On this day, personally appeared before me, Roman Miller, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 17th day of April, 2024.

[Signature]
Notary's Public Signature



(Date) 07/18/26
My Commission Expires

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. E and Cook County Ord. 93-0-27 par. 4

Date 4/17/2024 Sign. [Signature]

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RELEASE OF DOWER

(If spouse is not a Grantor)

In consideration of the sum paid above and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, I, _____, of _____, _____, spouse of _____, do hereby waive and release all homestead, dower, curtesy, community property and any other rights, title or interest in the above Property.

Spouse's Signature

Property of Cook County Clerk's Office

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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 | 17 | 2024

SIGNATURE: *Delia Lawrence Walker*
GRANTOR or AGENT

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

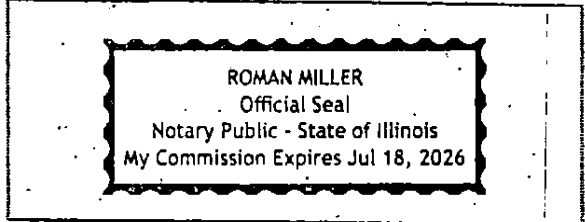
Subscribed and sworn to before me, Name of Notary Public: Roman Miller

By the said (Name of Grantor): Delia Lawrence Walker

On this date of: 04 | 17 | 2024

NOTARY SIGNATURE: *Roman Miller*

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: 04 | 17 | 2024

SIGNATURE: *Nia Raquelle Smith*
GRANTEE or AGENT

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

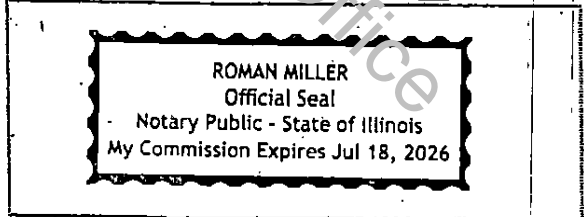
Subscribed and sworn to before me, Name of Notary Public: Roman Miller

By the said (Name of Grantee): Nia Raquelle Smith

On this date of: 04 | 17 | 2024

NOTARY SIGNATURE: *Roman Miller*

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)

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EXHIBIT A

Legal:

UNIT 755-2 AND P-6 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN INDEPENDENCE PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 09009100, IN SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known address: 755 S. Independence Blvd., Unit 2N, P6, Chicago, IL 60624

PIN #: 16-14-311-028-1008

PIN #: 16-14-311-028-1021

Property of Cook County Clerk's Office