

UNOFFICIAL COPY

QUIT CLAIM DEED Illinois (Statutory)

After Recording Mail To:

Lavelle Law, Ltd.
141 W. Jackson Blvd., Suite 2800
Chicago, Illinois 60604

Send Subsequent Tax Bills To:

Irene M. Schmitt
104 Kilchurn Lane #98
Inverness, Illinois 60067

Doc#: 2413020261 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/9/2024 12:02 PM Pg: 1 of 4

Dec ID 20240501699382

THE GRANTOR(S), Irene M. Schmitt, married to Lawrence W. Schmitt, of 104 Kilchurn Lane #98, City of Inverness, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIMS to Irene M. Schmitt as trustee of the Irene M. Schmitt Declaration of Trust dated February 3, 2004 as amended and restated on June 11, 2019, of 104 Kilchurn Lane #98, City of Inverness, County of Cook, State of Illinois, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

See attached Legal Description

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

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

Property Index Number: 02-16-309-018-1019

Address of Real Estate: 104 Kilchurn Lane #98, Inverness, Illinois 60067

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Dated this 29 day of ~~April~~ April 2024.

Irene M. Schmitt
Irene M. Schmitt

STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Irene M. Schmitt, 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 acknowledged that she signed, sealed, and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 29 day of ~~March~~ April 2024.

Sharon R. Cohen (SEAL)
Notary Public



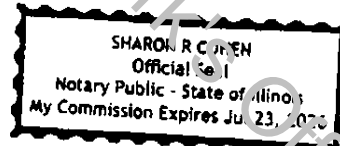
Lawrence W. Schmitt
Lawrence W. Schmitt

STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lawrence W. Schmitt, 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 acknowledged that she signed, sealed, and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 29 day of ~~April~~ April 2024.

Sharon R. Cohen (SEAL)
Notary Public



I hereby declare that the attached deed represents a transaction exempt under provisions of paragraph g, Section 4, of the real Estate Transfer Tax Act.
Dated this 29 day of ~~March~~ April 2024.

[Signature]
Signature of Buyer-Seller or their Representative

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LEGAL DESCRIPTION

Unit no. 98 in Inverness on the Ponds Condominium, as delineated on. The survey of a portion of the following described real estate: Inverness on the Ponds Unit 2, being a subdivision of part of Lot 11 in School Trustees Subdivision of Section 16, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded September 20, 1985 as Document 85-198886, in Cook County, Illinois which survey is attached as exhibit "B" to the Declaration of Condominium Ownership made by First Illinois Bank of Wilmette, as Trustee under Trust Agreement dated April 15, 1985 and known as Trust Number TWB-0372, recorded in the office of the Recorder of Deeds of Cook County, Illinois, on February 13, 1986 as Document Number 86-063691, together with a percentage of the common elements appurtenant to the said unit as set forth in said declaration, as amended from time to time, which percentage shall automatically change in accordance with amendments to said declaration as same are filed of record, pursuant to said declaration and together with additional common elements as such amendments to said declaration are filed of record in the percentages set forth in such amendments to said declaration, which percentages shall automatically be deemed to be conveyed effective on the recording of such amended declaration as though conveyed hereby, in Cook County, Illinois.

Permanent Index Number(s):

02-16-309-018-1019

Note for Informational Purposes Only, Commonly known as:

104 Kilchurn Lane #98, Inverness, Illinois 60067

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: APRIL 29, 2024

SIGNATURE: Jane M. Schmitt
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:

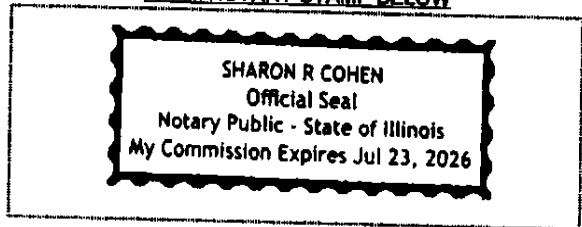
Sharon R Cohen

By the said (Name of Grantor): Jane M. Schmitt

On this date of: APRIL 29, 2024

NOTARY SIGNATURE: Sharon R Cohen

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: APRIL 29, 2024

SIGNATURE: Jane M. Schmitt
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:

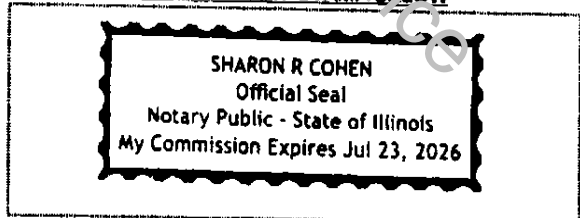
Sharon R Cohen

By the said (Name of Grantee): Jane M. Schmitt

On this date of: APRIL 29, 2024

NOTARY SIGNATURE: Sharon R Cohen

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)**