

# UNOFFICIAL COPY

## QUIT CLAIM DEED (Illinois Statutory)

Doc#: 2416220274 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 6/10/2024 11:41 AM Pg: 1 of 4

Dec ID 20240501615504  
City Stamp 2-016-228-656 City Tax \$0.00

### After Recording Mail To:

Heather G. Walser  
Lavelle Law, Ltd.  
1933 N. Meacham Road, Suite 600  
Schaumburg, Illinois 60173

### Send Subsequent Tax Bills To:

Ross A. Smith and Rachel H. Day  
1617 N. Campbell Avenue, #1N  
Chicago, Illinois 60647

THE GRANTORS, Ross Smith and Rachel Day, husband and wife, of 1617 N. Campbell Avenue, #1N, City of Chicago, 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 CLAIM to Ross A. Smith and Rachel H. Day, as co-trustees of the Ross A. Smith Revocable Trust Dated May 24, 2024, and Rachel H. Day and Ross A. Smith, as co-trustees of the Rachel H. Day Revocable Trust Dated May 24, 2024, the beneficial interest of said trusts being held by Ross A. Smith and Rachel H. Day, husband and wife, as tenants by the entirety, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

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

Permanent Real Estate Index Number: 13-36-431-018-1001

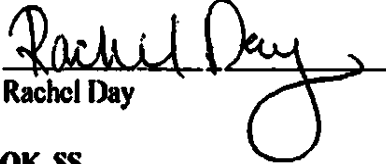
Address of Real Estate: 1617 N. Campbell Avenue, #1N, Chicago, Illinois 60647

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.

TO HAVE AND TO HOLD said premises forever.



Ross Smith



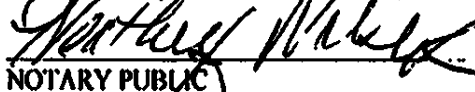
Rachel Day

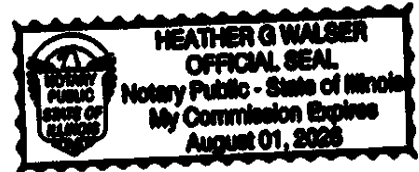
Dated this 24<sup>th</sup> day of May, 2024.

STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ross Smith and Rachel Day, 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 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 official seal, this 24<sup>th</sup> day of May, 2024.

 (SEAL)  
NOTARY PUBLIC



State of Illinois  
DEPARTMENT OF REVENUE  
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

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 24<sup>th</sup> day of May, 2024.

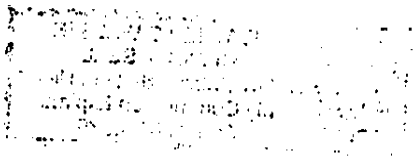


Signature of Buyer-Seller or their Representative

Prepared by: Heather G. Walser, Lavelle Law, Ltd., 1933 N. Meacham Road, Suite 600, Schaumburg, Illinois 60173  
\\files\shares.corp.lavellelaw.com\Shared\17751-18000\17906\NEP Docs\Campbell.QCD.doc

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**REAL ESTATE TRANSFER TAX**

31-May-2024



<b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00 *

13-36-431-048-1001 | 20240501615504 | 2-016-228-656

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

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## **EXHIBIT A - LEGAL DESCRIPTION**

UNIT IN TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN CAMPBELL GARDENS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0316319109 AND AMENDED FROM TIME TO TIME, THE UNDERLYING PROPERTY OF WHICH IS DESCRIBED AS LOTS 30 AND 31 IN G.W. AND T.J. HIGGINS SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Permanent Real Estate Index Number:** 13-36-431-048-1001

**Address of Real Estate:** 1617 N. Campbell Avenue, #1N, Chicago, Illinois 60647

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her Agent affirms that, to the best of his/her 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: May 24, 2024

*Row Smith*  
\_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor  
this 24<sup>th</sup> day of May, 2024

Notary Public

*Heather G Walser*  
\_\_\_\_\_  
Notary Public



The Grantee or his/her 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: May 24, 2024

*Row Smith*  
\_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee  
this 24<sup>th</sup> day of May, 2024.

Notary Public

*Heather G Walser*  
\_\_\_\_\_  
Notary Public



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.