

# UNOFFICIAL COPY

## QUITCLAIM DEED ILLINOIS STATUTORY

**Prepared By & Mail To:**

Sahri D. Zeger, Esq  
2803 Butterfield Rd.  
Suite 380  
Oak Brook, IL 60523



Doc#: 1202344000 Fee: \$46.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/23/2012 09:35 AM Pg: 1 of 4

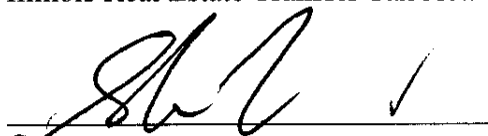
THE GRANTOR, **MICHAEL D. PIRAINO**, of South Barrington, County of Cook, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and QUITCLAIM to, **CARPE DIEM, L.L.C. – 390 W. MAHOGANY COURT, UNIT 412**, an Illinois limited liability company, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

STREET ADDRESS: 390 W. Mahogany Court, Unit 412, Palatine, Illinois 60067

PERMANENT INDEX NUMBER: 02-15-301-058-1203

The grantor certifies that this transfer is exempt from transfer tax pursuant to Section 45(e) of the Illinois Real Estate Transfer Tax Act. ✓

  
\_\_\_\_\_  
Grantor or agent

Dated this 22 day of December, 20 11 ✓

  
\_\_\_\_\_  
Michael D. Piraino

S Yes  
P 4  
S 10  
M yes  
SC yes  
E 10  
INT 10

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STATE OF ILLINOIS )  
COUNTY OF Cook )<sup>SS</sup>

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MICHAEL D. PIRAINO, personally known to me to be the same person(s) whose name(s) 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.

Given under my hand and official seal, this 22 day of December, 2011



Sharon M. Vahlin (Notary Public)

**Prepared By &  
Mail To:**  
Sahri D. Zeger, Esq. ✓  
2803 Butterfield Rd.  
Suite 380  
Oak Brook, IL 60523

**Name & Address of Taxpayer:**  
Carpe Diem, L.L.C.  
46 Pentwater Drive  
South Barrington, IL 60010

Property of Cook County Clerk's Office



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## EXHIBIT A

### Legal Description:

#### PARCEL 1:

UNIT 4-401 IN THE GROVES OF PALATINE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND.

CERTAIN LOTS IN THE GROVES OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 15, TOWNSHIP 42, NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ✓

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0021458156 AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS. ✓

#### PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER LOTS 11 AND 12 (COMMON AREA) AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE GROVES OF PALATINE HOMEOWNERS ASSOCIATION RECORDED OCTOBER 1, 2001 AS DOCUMENT NUMBER 0021076634 AND AS AMENDED FROM TIME TO TIME, IN THE GROVES OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

#### PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P4-03 AND STORAGE SPACE S4-03, AS LIMITED COMMON ELEMENTS AS DELINEATED ON THAT SURVEY ATTACHED AS EXHIBIT "A" TO DECLARATION RECORDED AS DOCUMENT 0021458156.

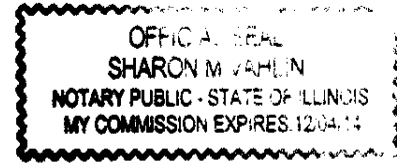
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## STATEMENT OF GRANTOR/GRANTEE

The grantor or his agent affirms that, to the best of his 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 12/22, 2011 Signature: \_\_\_\_\_  
~~Grantor~~ or Agent

Subscribed and sworn to before me by the said Agent this 22 day of December 2011.  
Notary Public Sharon M. Vahlke



The grantee or his agent affirms that, to the best of his 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 12/22, 2011 Signature: \_\_\_\_\_  
~~Grantor~~ or Agent

Subscribed and sworn to before me by the said Agent this 22 day of December 2011.  
Notary Public Sharon M. Vahlke



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.

(Attach to deed or AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.