

UNOFFICIAL COPY



14283160370

**QUIT-CLAIM DEED**

Doc#: 1428316037 Fee: \$44.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 10/10/2014 12:25 PM Pg: 1 of 4

The Grantor, **PHILIP CHARLES SARDO, AS TRUSTEE OF THE PHILIP CHARLES SARDO DECLARATION OF TRUST DATED DECEMBER 17, 2004 AS TO AN UNDIVIDED 1/2 INTEREST** and **INES MORRONI SARDO, AS TRUSTEE OF THE INES MORRONI SARDO DECLARATION OF TRUST**

**DATED DECEMBER 17, 2004, AS TO AN UNDIVIDED 1/2 INTEREST**, of the City of Lake Forest, County of Lake, State of Illinois, for and in consideration of TEN and no/100's (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND QUIT-CLAIMS to **IMJ444 LLC, and Illinois Limited Liability Corporation**, 1851 Wedgewood Drive, City of Lake Forest, County of Lake, State of Illinois, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

PIN #05-28-217-024-0000

ADDRESS OF PROPERTY: 444 Green Bay Road, Kenilworth, Illinois 60043

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

Dated this 24<sup>th</sup> day of September 2014.

**PHILIP CHARLES SARDO, AS TRUSTEE OF THE PHILIP CHARLES SARDO DECLARATION OF TRUST DATED DECEMBER 17, 2004 AS TO AN UNDIVIDED 1/2 INTEREST**

**INES MORRONI SARDO, AS TRUSTEE OF THE INES MORRONI SARDO DECLARATION OF TRUST DATED DECEMBER 17, 2004 AS TO AN UNDIVIDED 1/2 INTEREST**

State of Illinois, County of Lake, SS, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **PHILIP CHARLES SARDO, AS TRUSTEE OF THE PHILIP CHARLES SARDO DECLARATION OF TRUST DATED DECEMBER 17, 2004 AS TO AN UNDIVIDED 1/2 INTEREST** and **INES MORRONI SARDO, AS TRUSTEE OF THE INES MORRONI SARDO DECLARATION OF TRUST DATED DECEMBER 17, 2004, AS TO AN UNDIVIDED 1/2 INTEREST**, 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.

# UNOFFICIAL COPY

Given under my hand and notarial seal this 24<sup>th</sup> day of September, 2014.

Christine A. Hall  
Notary Public



**REAL ESTATE TRANSFER TAX** 07-Oct-2014



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

05-28-217-024-0000 | 20141001634198 | 1-714-637-952

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

LOT 2 IN BLOCK 5, WEST KENILWORTH, A SUBDIVISION OF PAT OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: GENERAL TAXES FOR 2014 AND SUBSEQUENT YEARS; EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

This Instrument was prepared by: Thomas F. Meyer, Esq.  
33 N. Waukegan Road, #105  
Lake Bluff, IL 60044

Send Subsequent Tax Bills to: IMJ 444 LLC  
1851 Wedgewood  
Lake Forest, IL 60045

MAIL TO: Thomas F. Meyer  
33 N. Waukegan Road, #105  
Lake Bluff, IL 60044

I hereby declare that this Deed represents a transaction exempt under the provisions of Paragraph E, Section 4, of the Real Estate Transfer Act.

Dated: This 14 day of September, 2014.

Christine A. Hall

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND 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 9-24-14

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Thomas F Meyer, Agent this 24th day of September, 2014.

Christine A Hall  
Notary Public



The grantee or his 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 9-24-14

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Thomas F Meyer, Agent this 24th day of September, 2014.

Christine A Hall  
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.

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