

# UNOFFICIAL COPY



**PREPARED BY:**

John R. Carrozza  
The Law Office of John R. Carrozza, P.C.  
2715 N. Thatcher Avenue  
River Grove, IL 60171

Doc#: 1501234041 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/12/2015 11:09 AM Pg: 1 of 3

(Above Space for Recorder's use only)

**QUIT-CLAIM DEED**

The Grantor(S), THERESE I. MINTJAL, a married women, whose address is 3 Roundstone Lane, Barrington Hills, Illinois 60010, in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to her in hand paid, CONVEY(S) and QUIT CLAIM(S) to the Grantee(s) THOMAS F. MINTJAL, of 252 W. Fairview Way, Palatine, Illinois 60067, IN FEE SIMPLE ABSOLUTE all interest in the real estate legally described as follows, to wit:

UNIT NUMBER 22-145-22-09 IN TOWNE PLACE WEST CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE NORTHWEST ¼ AND THE SOUTHEAST ¼ OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 91233253 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

Common Address: 109 Crescent Lane, Schaumburg, IL 60193  
PIN: 06-24-202-032-1238

SUBJECT TO: (a) All real estate taxes and assessments not yet due and payable; (b) special assessments confirmed after the contract date; (c) building, building line and occupancy restrictions, conditions and covenants of record; (d) zoning laws and ordinances; (e) if applicable, party wall rights and agreements, terms, provisions, covenants and conditions of the declaration of condominium, if any, including any and all amendments thereto, any easements established or implied from the declaration or amendments thereto and any limitations imposed by the Illinois Condominium Property Act; (f) condominium or homeowner assessments, if any; and (g) all matters of record;

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 IN FEE SIMPLE ABSOLUTE, forever.

# UNOFFICIAL COPY

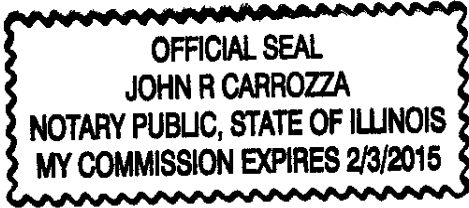
Dated this 17<sup>th</sup> day of December, 2014.

Therese I. Mintjal  
THERESE I. MINTJAL

STATE OF ILLINOIS     )  
  ) ss.  
COUNTY OF COOK     )

I, the undersigned a Notary Public in and for the County and State aforesaid, do hereby certify that THERESE I. MINTJAL, personally known to me to be the same person whose name was subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her 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 notary seal, this 17<sup>th</sup> day of December, 2014.



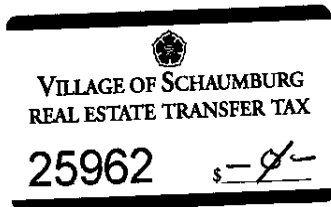
John R. Carrozza  
Notary Public

Mail To and  
Tax Bill To:           THOMAS F. MINTJAL  
                                  252 W. FAIRVIEW WAY  
                                  PALATINE, IL 60067

I hereby declare that the attached represents a transaction exempt under the provisions of 35 ILCS 200/31-45 (e), Real Estate Transfer Tax Act.

DATED: 12-17-14.

SIGNED: Therese I. Mintjal  
Grantor, Grantee or Representative



# UNOFFICIAL COPY

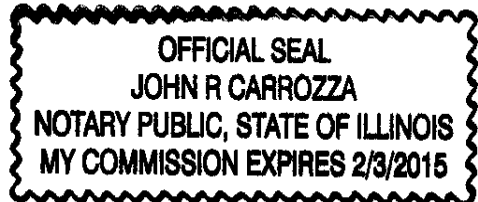
## STATEMENT BY GRANTOR AND GRANTEE

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 December 17, 2014.

Signature: *Theresa A. Mitzel*  
Grantor or Agent

Subscribed and sworn to before me  
By the said GRANTOR  
This 17<sup>th</sup>, day of December, 2014  
Notary Public *J.R.C.*



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.

Date December 17, 2014

Signature: *Theresa A. Mitzel*  
Grantee or Agent

Subscribed and sworn to before me  
By the said GRANTEE  
This 17<sup>th</sup>, day of December, 2014  
Notary Public *J.R.C.*



**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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)