

# UNOFFICIAL COPY



1528149022

Doc#: 1528149022 Fee: \$42.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/08/2015 02:34 PM Pg: 1 of 3

## QUIT CLAIM DEED

### THE GRANTOR

CTSCNH Limited, an Illinois Corporation,  
of  
571 W. Main Street

SC/SG 2015334 2015  
FIDELITY NATIONAL TITLE

(The Above Space for Recorder's Use Only)

of the City of Cary, of the County of McHenry, State of Illinois 60013, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY AND QUIT CLAIM to THE GRANTEE

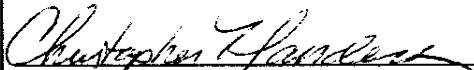
**Nascent Capital LLC, an Illinois Limited Liability Company**  
329 Kingston Parkway, Suite E, Deerfield, Illinois 60015


the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Property Index Number (PIN): 07-26-103-011-0000  
Address of Real Estate: 607 Merlin Drive, Schaumburg, Illinois 60193

Exempt Under Section 200/31-45 (c), of the Illinois Real Estate Transfer Tax Act (35 ILCS 200/31-40)

DATED this 28<sup>th</sup> day of September, 2015.

 (SEAL)  
Christopher T. Sanders, President  
CTSCNH Limited

  
VILLAGE OF SCHAUMBURG  
REAL ESTATE TRANSFER TAX (SEAL)

27737  (SEAL)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Christopher T. Sanders, 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 28<sup>th</sup> day of September, 2015.

Commission expires \_\_\_\_\_



  
NOTARY PUBLIC

Place Seal Here

This instrument was prepared by: Robert G. Lohman, III, Lohman Neschis & Tolitano, LLC, 2400 E. Devon Ave., Ste. 284, Des Plaines, Illinois 60018.



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## Legal Description

of premises commonly known as 607 Merlin Drive, Schaumburg, Illinois 60193

LOT 211 IN LANCER SUBDIVISION, UNIT NO. 2 BEING A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 1972 AS DOCUMENT 2625606, IN COOK COUNTY ILLINOIS.

<b>REAL ESTATE TRANSFER TAX</b>		02-Oct-2015
		<b>COUNTY:</b> 0.00
		<b>ILLINOIS:</b> 0.00
		<b>TOTAL:</b> 0.00
07-26-103-011-0000   20150901630574   0-908-230-528		

MAIL TO:

*Craig S. Krandel*  
407 Congress Parkway, Suite E  
Crystal Lake, Illinois 60014

SEND SUBSEQUENT TAX BILLS TO:

*Nascent Capital LLC*  
329 Kingston Terrace  
Deerfield, Illinois 60015

Property of Cook County Clerk's Office

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## 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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

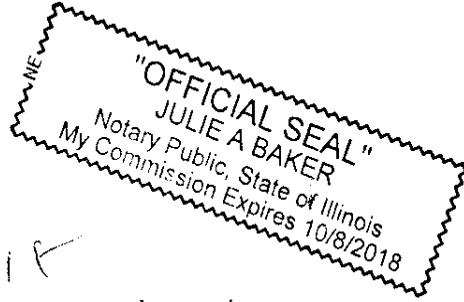
Dated: 9/28, 2015

[Signature]  
Signature

Print Name

Subscribed and sworn to before me this 9/28/15 of \_\_\_\_\_.

[Signature]  
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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 9/28, 2015

[Signature]  
Signature

Print Name

Subscribed and sworn to before me this 9/28/15 of \_\_\_\_\_.

[Signature]  
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.