

# UNOFFICIAL COPY

Doc#: 1704718021 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/16/2017 10:30 AM Pg: 1 of 4

Dec ID 20170201612843  
ST/CO Stamp 0-595-890-880

QUITCLAIM DEED 1622722 IL/Rent

GRANTOR, AARON M. BLANE, a married man, who acquired title as a single man, joined by his spouse, LAURA L. MORGAN (herein, "Grantor"), whose address is 227 E Forest Knoll Dr., Palatine, IL 60074, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, AARON M. BLANE and LAURA L. MORGAN, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 227 E Forest Knoll Dr., Palatine, IL 60074, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 227 E Forest Knoll Dr., Palatine,  
IL 60074

Permanent Index Number: 02-02-301-149-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31.45(E) - ACTUAL CONSIDERATION LESS THAN \$100

To have and to hold said premises forever.

Dated this 6 day of January 2017

MAIL TO: HANSENWOOD  
TITLE COMPANY, LLC  
319 W. ONTARIO ST. #200  
CHICAGO, IL 60654

**When recorded return to:**

~~AARON M. BLANE  
LAURA L. MORGAN  
227 E FOREST KNOLL DR.  
PALATINE, IL 60074~~

**Send subsequent tax bills to:**

AARON M. BLANE  
LAURA L. MORGAN  
227 E FOREST KNOLL DR.  
PALATINE, IL 60074

**This instrument prepared by:**

LEILA J. HALE, ESQ.  
213 BRENTSHIRE DRIVE  
BRANDON, FL 33511

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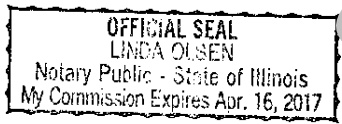
GRANTOR

*Aaron M. Blanc*  
Aaron M. Blanc

STATE OF IL  
COUNTY OF Cook

This instrument was acknowledged before me on 1-6-2017, by Aaron M. Blanc.

[Affix Notary Seal] Notary Signature: *Linda Olsen*  
Printed name: Linda Olsen  
My commission expires: 4-16-2017



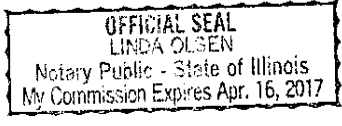
GRANTOR

*Laura L. Morgan*  
Laura L. Morgan

STATE OF IL  
COUNTY OF Cook

This instrument was acknowledged before me on 1-6-2017, by Laura L. Morgan.

[Affix Notary Seal] Notary Signature: *Linda Olsen*  
Printed name: Linda Olsen  
My commission expires: 4-16-2017



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

*Aaron M. Blanc* 1/6/17  
Signature of Buyer/Seller/Representative Date

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## STATEMENT BY GRANTOR AND GRANTEE

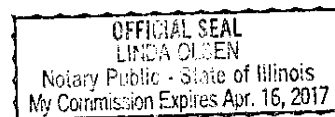
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 1/6/17

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Harrison M. Blane this 6 day of Jan 2017.

Notary Public [Signature]



The grantee 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: 1/6/17

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Laura L. Morgan this 6 day of Jan 2017.

Notary Public [Signature]



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 Act.)

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## EXHIBIT A

[Legal Description]

PARCEL 1: LOT 52 OF PLANNED UNIT DEVELOPMENT OF FOREST KNOLL TOWNHOMES IN THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS REGISTERED IN THE REGISTRAR'S OFFICE OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 13, 1978 AS DOCUMENT NO. LR 3045755 AND AS AMENDED BY CORRECTION PLAT FILED ON SEPTEMBER 18, 1979 AS DOCUMENT NO. LR 3118313, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF PROTECTIVE COVENANTS FILED AS DOCUMENT NO. LR 3045756, AS AMENDED FROM TIME TO TIME, AND AS DISCLOSED BY PLAT FILED AS DOCUMENT NO. LR 3045755, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

This property is NOT the Homestead real property of grantor.

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further, the preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*