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QUIT CLAIM DEED
Statutory (Illinois)
(Corporation to Corporation)



1705449010

Doc# 1705449010 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/23/2017 09:26 AM PG: 1 OF 3

MAIL TO:

Eagle Point Homeowners Association
1295 N. Grove Avenue
Palatine, IL 60067

NAME & ADDRESS OF TAXPAYER:

Eagle Point Homeowners Association
1295 N. Grove Avenue
Palatine, IL 60067

THE GRANTOR, CAPITAL HOMES, INC., a corporation created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND QUIT CLAIMS TO: EAGLE POINT HOMEOWNERS ASSOCIATION, a not-for-profit corporation created and existing under and by virtue of the Laws of the State of Illinois, having its principal office at 1295 N. Grove Avenue, Palatine, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ON REVERSE SIDE HEREOF

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number: 02-09-120-006-0000

Address of Real Estate: 1295 N. Grove Avenue, Palatine, IL 60067

This conveyance is subject to the following: Real estate taxes for 2016 and subsequent years, easements, covenants, restrictions and building lines of record.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President/Director of Operations, and attested by its Secretary, this 17 day of February, 2017.

CAPITAL HOMES, INC.

By:

Albert Lander
Albert Lander, Vice President/Director of Operations

Attest:

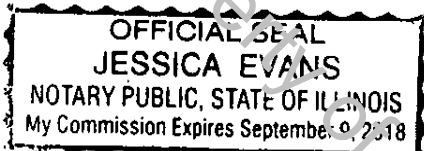
Marilyn A. DeLufo
Marilyn A. DeLufo, Secretary

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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 **ALBERT LANDER**, personally known to me to be the Vice President/Director of Operations of Capital Homes, Inc., and **MARILYN A. DELULIO**, personally known to me to be the Secretary of said corporation, and 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 severally acknowledged that as such Vice President/Director of Operations and Secretary, they signed and delivered the said instrument as Vice President/Director of Operations and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 17 day of February, 2017.



Jessica Evans

Notary Public

LEGAL DESCRIPTION

Outlot A in Eagle Point Estates Subdivision, being a resubdivision of Lots 1, 2, 3, 5 and 6 in Block 9 in Percy Wilson's Forest View Highlands, being a subdivision in the West 1/2 of Section 9, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded November 7, 2006, as Document Number 0631115069, in Cook County, Illinois.

Permanent Real Estate Index Number: 02-09-120-006-0000

Address of Real Estate: 1295 N. Grove Avenue, Palatine, IL 60067

Exempt under provisions of paragraph (e) of Real Estate Transfer Tax Law; 35 ILCS 200/31-45.

2/17/17
Date

Albert Lander

Grantor, Grantee or Agent

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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 title to real estate under the laws of the State of Illinois.

Dated February 17, 2017

Signature: Albert Lander
Grantor or Agent

Subscribed and sworn to before me by the said ALBERT LANDER, this 17 day of February, 2017.

Jessica Evans
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.

Dated February 17, 2017

Signature: Albert Lander
Grantee or Agent

Subscribed and sworn to before me by the said ALBERT LANDER, this 17 day of February, 2017.

Jessica Evans
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 Act.)

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Property of Cook County Clerk's Office

OFFICIAL SEAL
JESSICA EVANS
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires September 2018

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NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires September 2018