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Doc# 1724334003 Fee \$50.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/31/2017 09:09 AM PG: 1 OF 7

Commitment Number: 22530774

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805, Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605.

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

Mail Tax Statements To: **Jeremy J. Hensler: 122 N Cathy Lane, Mt Prospect, IL 60056**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
03-33-424-013-1018**

QUITCLAIM DEED

Jeremy J. Hensler, unmarried, and Christine M. Hensler, unmarried, divorced from each other pursuant to a judgment of dissolution of marriage filed in Cook County IL in case #11 D3 30538, whose mailing address is **122 N Cathy Lane, Mt Prospect, IL 60056**, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Jeremy J. Hensler, unmarried**, hereinafter grantee, whose tax mailing address is **122 N Cathy Lane, Mt Prospect, IL 60056**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Situated in the City of MT Prospect, County of Cook and State of Illinois. Unit 7-2 in The Country Homes at Millers Station Condominium as delineated on a survey of the following described Real estate: Lots 10, 11 and 12 in Millers Station Subdivision, being a Subdivision of Part of the East 1/2 of the Southeast 1/4 of Section 33, Township 42 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof recorded November 2, 1993 as Document 93887618 East of the Third Principal Meridian, in Cook County, Illinois, which survey is Attached as exhibit "A" to the declaration of condominium recorded December 3, 1993 as document 93989311, as amended from time to

7

Bm

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Prior instrument reference: **0534235533**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on AUGUST 2, 2017:

UNOFFICIAL COPY

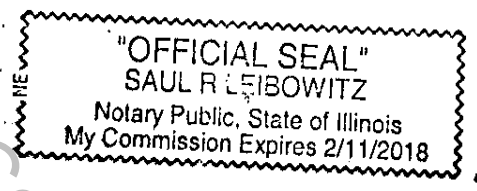
Executed by the undersigned on 8/2 2017

Christine M. Hensler
Christine M. Hensler

STATE OF ILLINOIS
COUNTY OF COOK

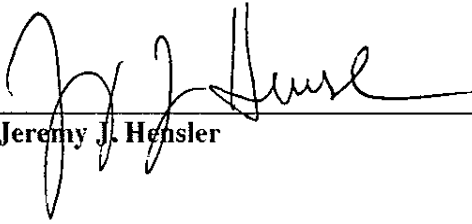
The foregoing instrument was acknowledged before me on August 2, 2017 by **Christine M. Hensler** who is personally known to me or has produced Illinois Driver License as identification, and furthermore the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public



Property of Cook County Clerk's Office

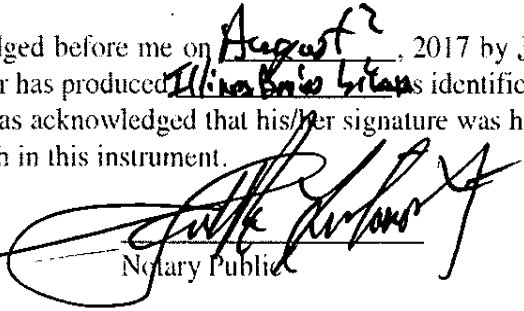
UNOFFICIAL COPY



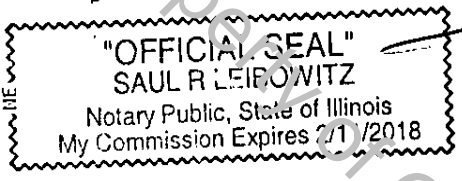
Jeremy J. Hensler

STATE OF Illinois
COUNTY OF COOK

The foregoing instrument was acknowledged before me on August 2, 2017 by **Jeremy J. Hensler** who is personally known to me or has produced Illinois Driver's License identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Notary Public



COOK County Clerk's Office

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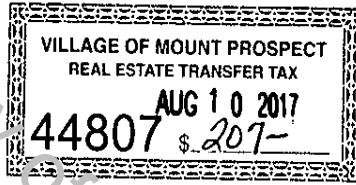
MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: August 02, 2017

[Signature]
Buyer, Seller or Representative



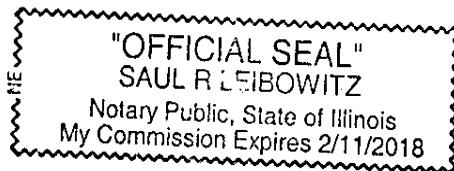
Property of Cook County Clerk's Office

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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 land trust is either a natural person, and 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 8/2, 2017
Christine M. Hendee
Signature of Grantor or Agent



Subscribed and sworn to before
Me by the said Christine M. Hendee
this 2nd day of August
2017.

NOTARY PUBLIC [Signature]

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 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.

Date AUGUST 02, 2017
[Signature]
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Jeremy J. Hendee
This 2nd day of August
2017.

NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

