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Doc# 1724334003 Fee \$50.00

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

AFFIDAUIT 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 EDENTIFICATION 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 in in case #11 D3 30538, whose mailing address is 122 N Cathy Lane, Mt Prospect, IL 6056 hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and outtclaim 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

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1724334003 Page: 2 of 7

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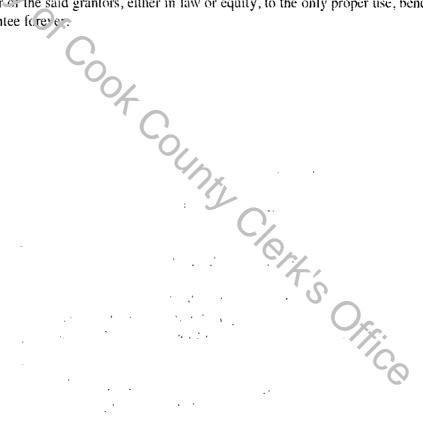
Prior instrument reference: 0534235533

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 terants in possession.

TO HAVI: 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 force er.



Executed by the undersigned on AUGUST 2,2017:

1724334003 Page: 3 of 7

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Executed by the undersigned on 2017 **COUNTY OF** The foregoing instrument was acknowledged before me on Hensler was is personally known to me or has produced the last identification, and furthermore the aforementioned person has acknowledged that his/hy signature was his/her free and voluntary ct for the purposes set forth in this instrument. h. Ox Cook "OFFICIAL SEAL" SAUL R LEBOWITZ Johns Clarks Office Notary Public, State of Illinois My Commission Expires 2/11/2018

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Jeremy J. Hensler

STATE OF THINGS
COUNTY OF COOK

The foregoing instrument was acknowledged before me on Hersel, 2017 by Jeremy J. Hensler who is personally known to me or has produced Hersel before was 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.

"OFFICIAL SEAL" SAULR LEIPOWITZ

~ NE ~

Notary Public, State of Illinois
My Commission Expires 2/1 /2018

Output

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Notary Public

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1724334003 Page: 5 of 7

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MUNICIPAL TRANSFER STAMP (If Required)

COUNTY/ILLINOIS TRANSFER STAMP (If Required)

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

par: August 02,2017

Buyer Seller or Representative

VILLAGE OF MOUNT PROSPECT REAL ESTATE TRANSFER TAX

44807 \$ 207-

1724334003 Page: 6 of 7

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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 C. 2017

"OFFICIAL SEAL"

SAUL R L SIBOWITZ

Notary Public, State of Illinois
My Commission Expires 2/11/2018

Me by the said Subscribed and sworn to be often this Can day of Commission Expires 2/11/2018

NOTARY PUBLIC AND MANY PUBL

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 ratural 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.

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.)

NOTARY PUBLIC

1724334003 Page: 7 of 7

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Plat Act Affidavit

STATE OF MILES)	DOCUMENT NUMBER
COUNTY OF COOK) SS	
COUNTY OF COUNTY OF)	

I, (Name) JREMY . The Subsection being duly sworn on oath, state that I/We own or are acting as the attorney in fact on behalf of the owner and state that this property122 N Cathy Lane, Mt Prospect, IL 60056, and the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

- 1. The elvision of subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new street; or easements of access;
- 2. The division of jots and blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access:
- 3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
- 4. The conveyance of parcels of and or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
- The conveyance of land owned by rainord or other public utility which does not involve any new streets or easements of access;
- 6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments reating to the vacation of land impressed with a public use;
- 7. Conveyance made to correct descriptions in prior conveyances.
- 8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
- 9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements a plicable to the subdivision of land.
- 10. The conveyance of land does not involve any land division and is described in the same placer as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the recording of a D-70 in the COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

SUBSCRIBED and SWORN to before me this

NOTAR

OFFICIAL SEAL"
SAUL R LEIBOWITZ

Notary Public, State of Illinois My Commission Expires 2/11/2018