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18075250000

Doc# 1807525000 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/16/2018 11:49 AM PG: 1 OF 6

PBT1-IL-04713
QUITCLAIM DEED

GRANTOR, JOHN W. FLOROS, an unmarried man, AND MARY E. FLOROS, an unmarried woman, who acquired title as husband and wife (herein, "Grantor"), whose address is 1225 Corley Drive, Elgin, IL 60120, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, MARY E. FLOROS, an unmarried woman (herein, "Grantee"), whose address is 1225 Corley Drive, Elgin, IL 60120, 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: 1225 Corley Drive, Elgin, IL 60120

Permanent Index Number: 06-13-212-001-0000

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. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 27 day of January, 2018.



When recorded return to:

MARY E. FLOROS
1225 CORLEY DRIVE
ELGIN, IL 60120

Send subsequent tax bills to:

MARY E. FLOROS
1225 CORLEY DRIVE
ELGIN, IL 60120

This instrument prepared by:

STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

S Y
P G ccc
S N
M N
SC Y
E Y
INT Dr

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TERRI T SEEVER
My Commission Expires
September 28, 2018
County of Emmet
Acting in the County of Charlevoix

Mary E. Floros
MARY E. FLOROS

STATE OF Michigan
COUNTY OF Charlevoix

This instrument was acknowledged before me on January 27, 2018, by MARY E. FLOROS.

[Affix Notary Seal]

Notary Signature: Terri T Seever
Printed name: Terri T Seever
My commission expires: 9-28-2018

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

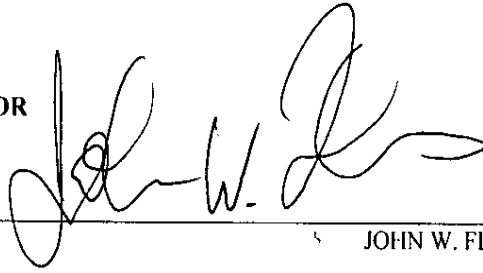
[Signature]
Signature of Buyer/Seller/Representative

1/27/18
Date

Property of Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR



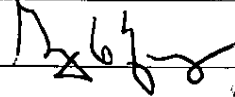
JOHN W. FLOROS

STATE OF IL
COUNTY OF DuPage

This instrument was acknowledged before me on 1/29/18, by JOHN W. FLOROS.

[Affix Notary Seal]

Notary Signature:

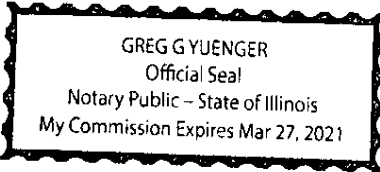


Printed name:

3/27/21, Greg Gyuenger

My commission expires:

3/27/21



GREG GYUENGER
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 27, 2021

Property of Cook County Clerk's Office

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EXHIBIT A

[Legal Description]

LOT 281 IN PARKWOOD UNIT NO. 3, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ELGIN, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SURVEY RECORDED SEPTEMBER 11, 1972 AS DOCUMENT NO. 22046236, IN COOK COUNTY, ILLINOIS.

This property constitutes the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, amend, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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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: _____

Signature: SIGNED IN COUNTERPART
Grantor or Agent

Subscribed and sworn to before me by the said _____ this _____ day of _____, 20____.

Notary Public _____

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: 1-27-18

Signature: Mary E. Floras
Grantee or Agent

Subscribed and sworn to before me by the said Mary E. Floras this 27 day of January, 2018.

Notary Public [Signature]



TERRI T SEE/ER
My Commission Expires
September 28, 2018
County of Emmet
Acting in the County of Charlevoix

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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STATEMENT BY GRANTOR AND GRANTEE

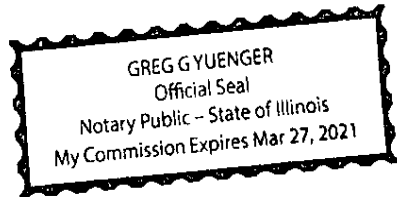
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 1/29/18

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said John W. Flores this 29 day of Jan, 2018.

Notary Public [Handwritten 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: _____

Signature: SIGNED IN COUNTERPART
Grantee or Agent

Subscribed and sworn to before me by the said _____ this _____ day of _____, 20____.

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 Act.)