



Doc# 1831849223 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/14/2018 03:28 PM PG: 1 OF 3

Quit Claim Deed

ILLINOIS STATUTORY

MAIL TO:

Law Office of James R. Nelson
617 Devon Ave
Park Ridge, IL 60068

NAME & ADDRESS OF TAXPAYER:

234 N. Plum Grove Rd
Palatine, IL 60067

PTC 31523 1 of 3

THE GRANTORS Yellow Star Properties, LLC

of the _____, of the County of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM TO

Dan Huntzicker as Trustee of the Dan Huntzicker Living Trust, dated March 15, 2016

of the Cook and the State of Illinois, all interest in the following described real estate situation in the County of _____, in the State of Illinois, to wit:

(LEGAL DESCRIPTION)

THE SOUTH 117 FEET AND THREE INCHES OF THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 20 RODS NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND RUNNING THENCE WEST 10 RODS; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION, 9 RODS; THENCE EAST 10 RODS TO SAID SECTION LINE; THENCE SOUTH ON SAID SECTION LINE 9 RODS TO THE PLACE OF THE BEGINNING, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever, not as joint tenants or tenants by the entirety, but as tenants as common.

Permanent Index Number(s): 02-15-406-011-0000

Property Address: 234 N. Plum Grove Road, Palatine, IL 60067

Dated this 15th day of November, 2018

Dan Huntzicker, Member Yellow Star Properties, LLC (Seal)

(Print or type name here) (Seal)

Jim Huntzicker, Member, Yellow Star Properties, LLC (Seal)

(Print or type name here) (Seal)

PRECISION TITLE

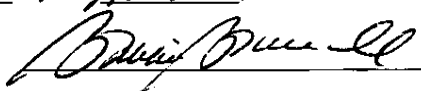
Property of Cook County Clerk's Office

UNOFFICIAL COPY

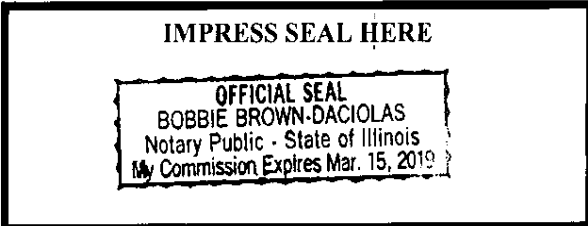
STATE OF ILLINOIS)
) SS.
COUNTY OF *Cook*)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Dan Huntzicker and Jim Huntzicker 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 acknowledged that signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 1st day of November, 2018



Notary Public
My commission expires on March 15, 2019.



If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:
Law Office of James R. Nelson & Associates LLC
James R Nelson
617 Devon Ave.
Park Ridge, IL 60068

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 31-45, PROPERTY TAX CODE.
DATE: 11/1/18
Signature of Buyer, Seller or Representative.

This conveyance must contain the name and address of the Grantee for tax billing purposes (55ILCS 5/3-5020) and the name and address of the person preparing the instrument, (55ILCS 5/3-5072)

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 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 Nov. 1st, 2018 Signature: [Signature]
Grantor or Agent:

Subscribed and sworn to before me by said [Signature] this 1st day of November, 2018.



Notary Public [Signature]

The grantee 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 Nov. 1st, 2018 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by said [Signature] this 1st day of November, 2018.



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.)