

# UNOFFICIAL COPY


## QUIT CLAIM DEED (Illinois Statutory)

*After Recording Mail To:*

Brian I. Warens  
Lavelle Law, Ltd.  
1933 N. Meacham Road, Suite 600  
Schaumburg, Illinois 60173

*Send Subsequent Tax Bills To:*

J. M. and J. K. Shanahan  
1156 S. Hiddenbrook Trail  
Palatine, Illinois 60067



Doc# 1833149876 Fee \$42.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
AFFIDAVIT FEE: \$2.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 11/27/2018 02:03 PM PG: 1 OF 3

THE GRANTORS, J. Michael Shanahan (a/k/a James Michael Shanahan) and Janet K. Shanahan, husband and wife, of 1156 S. Hiddenbrook Trail, Village of Palatine, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to James Michael Shanahan and Janet Kay Shanahan, as co-trustees of the Janet Kay and James Michael Shanahan Joint Revocable Trust dated November 12, 2018, the beneficial interest of said trust being held by James Michael Shanahan and Janet Kay Shanahan, husband and wife, as tenants by the entirety, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

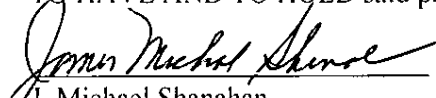
*Legal Description attached.*

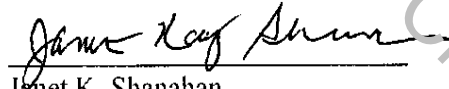
**Permanent Real Estate Index Number:** 02-28 114-012-0000  
**Address of Real Estate:** 1156 S. Hiddenbrook Trail, Palatine, Illinois 60067

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

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 said premises forever.

  
J. Michael Shanahan  
(a/k/a James Michael Shanahan)


  
Janet K. Shanahan

Dated this 12<sup>th</sup> day of November, 2018.

STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT J. Michael Shanahan (a/k/a James Michael Shanahan) and Janet K. Shanahan (a/k/a Janet Kay Shanahan), 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

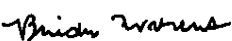
Given under my hand and official seal, this 12<sup>th</sup> day of November, 2018.

  
NOTARY PUBLIC (SEAL)



State of Illinois  
DEPARTMENT OF REVENUE  
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of paragraph g, Section 4, of the real Estate Transfer Tax Act. Dated this 12<sup>th</sup> day of November, 2018.

  
Signature of Buyer-Seller or their Representative

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## LEGAL DESCRIPTION

LOT 12 IN WINDHILL, BEING A SUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS ON MAY 22, 1990 AS DOCUMENT NUMBER 90237733, ALL IN COOK COUNTY, ILLINOIS.

**Permanent Real Estate Index Number:** 02-28-114-012-0000

**Address of Real Estate:** 1156 S. Hiddenbrook Trail, Palatine, Illinois 60067

Property of Cook County Clerk's Office

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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 November 12, 2018.

*Thishu Narva*  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor  
This 12<sup>th</sup> day of November, 2018.

Notary Public *Jamie L Torres*



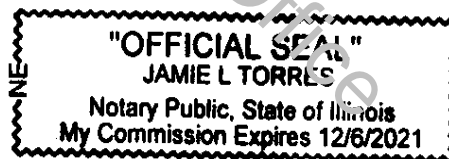
The Grantee or his/her Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated November 12, 2018.

*Thishu Narva*  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee  
this 12<sup>th</sup> day of November, 2018.

Notary Public *Jamie L Torres*



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.