# **UNOFFICIAL COPY**

### PREPARED BY:

Shannon M. Heilman, Esq. Joseph A. La Zara & Assoc. 7246 West Touhy Avenue Chicago, 1L 60631

### MAIL TAX BILL TO:

J.D. & Sons Property Management, LLC 290 Governors Lane Elgin, IL 60123

#### MAIL RECORDED DEED TO:

J.D. & Sons Property Management, LLC 290 Governors Lane Elgin, IL 60123



Doc# 1913415027 Fee \$44.00

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

AFFIDAUIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/14/2019 02:09 PM PG: 1 OF 4

## **QUITCLAIM DEED**

Statutory (Illinois)

THE GRANTORS, John J. Gabor, trustee of the John J. Gabor Living Trust dated October 18, 2007 and Donna M. Gabor, trustee of the Donna M. Gabor Living Trust dated October 18, 2007, of the Village of Elgin, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND QUITCLAIM(S) to J.D. & Sons Property Management, LLC, Series 263 Buckingham, Unit B1, LLC, of 290 Governors Lane, Elgin, IL 60123, all interest in the following percribed real estate situated in the County of COOK, State of Illinois, to wit:

"SEE ATTACHED LEGAL DESCRIPTION."

Permanent Index Number: 07-24-302-016-1455

Address of Real Estate: 263 Buckingham Court, Unit B1, Schaumburg 11 60193.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this 8 Day of April 20

Jol n J. Gabor, trustee

Donna M. Gallor, trustee

STATE OF ILLINOIS )

COUNTY OF COOK : )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that John J. Gabor and Donna M. Gabor, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of

homestead.

VILLAGE OF SCHAUMBURG REAL ESTATE TRANSFER TAX

36304

EXEMPT

Quitclaim Deed - Continued

# **UNOFFICIAL COPY**

Given under my hand and notarial seal, t	this _St~	_ Day of _	April	20 19
		Sun	all	
	My comm	Not nission expire	tary Public s:	
Exempt under the provisions of paragraph  Section 4 of the Real Estate Transfer Tax  Signature of Grantor, Grantee, or Agent	NOTARY P	FFICIAL SEAL NON M HEILM IBLIC - STATE OF RESION EXPIRES		
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1913415027 Page: 3 of 4

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## Legal Description:

UNIT NO. 5-20-97-L-B-1 IN LEXINGTON GREEN II CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF A PARCEL OF LAND, BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, (HERBINAFTER REFERRED TO AS "DEVELOPMENT PARCEL") WHICH SURVEY IS A TTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTBE UNDER TRUST NUMBER 21741, RECORDED MADCH 25, 1977 AS DOCUMENT 23863582, AS AMENDED FROM TIME TO TIME, TOGETHER WITH A PERCENTAGE OF COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN DECLARATION AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAC'S SET FORTH IN SUCH AMENDED DECLARATIONS WHICH PERCENTAGES SHALL AUTOMATICALLY BE DHEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATIONS.

Permanent Index No.: 07-24-302-016 1.55

1913415027 Page: 4 of 4

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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.

Subscribed and sworn to before me this  Aday of Shannon M HELLMAN	Dated: Apul 8, 20% Sign	nature(s):
day of Hole (1, 2019 SHANNON M HEILMAN	Subscribed and sworn to be fore me this	Grantor or Agent
Notary Public Notary No	Suday of Hole ( , 2018	SHANNON M HEILMAN NOTARY PUBLIC - STATE OF ILLINOIS

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 acquire and hold title to real estate in Illinois, or other 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.

Dated: April 6, 20A.

Signature(s)

Grantee or Agent

Subscribed and sworn to before me this

day of April , >0

Notary Public

OFFICIAL SEAL
SHANNON M HEILMAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 102/07/03

Note: any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a class C misdemeanor of 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 Tax Act).