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This document was prepared by:

Michael Gnesin
Kelleher & Buckley, LLC
102 S. Wynstone Park Dr.
North Barrington, IL 60010



Doc# 1925455327 Fee \$88.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/11/2019 02:17 PM PG: 1 OF 3

AFTER RECORDING, MAIL TO:

Michael Gnesin
Kelleher & Buckley, LLC
102 S. Wynstone Park Dr.
North Barrington, IL 60010

QUIT CLAIM DEED Individual to LLC

44

PRECISION TITLE

Regina Shapiro, a married person, of 1135 Hawthorne Ct. Unit C2, Wheeling, Illinois (Grantor), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND QUIT CLAIMS unto STRATEGIC CAPITAL GROUP, LLC, an Illinois limited liability company whose principal address is 2100 Beechnut Road, Northbrook, Illinois, (Grantee), all interest in the following described real property ("Property"), situated in Cook County, State of Illinois, to wit:

UNIT NUMBER 1-26-48-'RC-2' AS DELINEATED ON A PLAT OF SURVEY OF A PARCEL OF LAND BEING A PART OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF MCHENRY ROAD, IN COOK COUNTY, ILLINOIS, (HEREINAFTER REFERRED TO AS DEVELOPMENT PARCEL), A PORTION OF WHICH DEVELOPMENT PARCEL IS DESCRIBED AS FOLLOWS: BEING LEXINGTON COMMONS UNIT NUMBER 1 SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 3, AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1978 AS DOCUMENT NUMBER 24557904 WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUMS MADE BY CENTRAL NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 30, 1977 KNOWN AS TRUST NUMBER 22718, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON DECEMBER 11, 1978 AS DOCUMENT NUMBER 24759029, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNITS AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PTC 19-06724

hereby releasing and waiving all rights under and by virtue of Homestead Exemption Laws of the State of Illinois. To Have and to Hold, the above granted premises unto the said Grantee forever.

THIS IS NOT HOMESTEAD PROPERTY



Real Estate Transfer Approved

Initials *AW* Date 9/5/19


VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ISSUANCE



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Permanent Real Estate Index Number: 03-03-100-054-1530

Common Address: 1135 Hawthorne Court, Unit C2, Wheeling, IL 60090

DATED this 21 day of Aug 2019.


Regina Shapiro

REAL ESTATE TRANSFER TAX		09-Sep-2019
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
03-03-100-054-1530		20190801665617 1-354-025-568

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 Regina Shapiro, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 21 day of Aug 2019.

Commission expires 3/20/20


Notary Public



SEND SUBSEQUENT TAX BILLS TO:

Strategic Capital Group, LLC
(Name)
2100 Beechnut Drive
(Address)
Northbrook, Illinois 60062
(City, State and Zip)

EXEMPT UNDER 35 ILCS 200/31-45 PARAGRAPH e

8-21-19 
DATE SIGNATURE OF AUTHORIZED PARTY

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STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirms that, to the best of their knowledge, the names 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 authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 8-21 2019

Signature: _____

Regina ShapiroSubscribed and Sworn to before me
this 21 day of Aug, 2019Rachael Pierce
NOTARY PUBLIC

The grantees or their agent affirms and verifies that the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are 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 authorized to do business or acquire and holds title to real estate under the laws of the State of Illinois.

Dated Aug 21, 2019

Signature: _____

Strategic Capital Group, LLCSubscribed and Sworn to before me
this 21 day of Aug, 2019.Rachael Pierce
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 Tax Act.)