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Doc# 1927049271 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/27/2019 02:01 PM PG: 1 OF 4

Mail To:

A & W PROPERTY MANAGEMENT, LLC
49 COPPERFIELD DR
HAWTHORN WOODS, IL 60047

Name & Address of Taxpayer:

A & W PROPERTY MANAGEMENT, LLC
49 COPPERFIELD DR
HAWTHORN WOODS, IL 60047

Recorder's Stamp

Quitclaim Deed

EDWIN H. GOODRIDGE, III, AND ALISON J. GOODRIDGE, HUSBAND AND WIFE, of 49 COPPERFIELD DR, HAWTHORN WOODS, IL 60047, (the "Grantor"), for and in consideration of \$1.00 DOLLAR and other good and valuable considerations in hand paid, does hereby remise, and release, as well as quitclaim, unto **A & W PROPERTY MANAGEMENT, LLC**, an Illinois Limited Liability Company, whose tax mailing address is 49 COPPERFIELD DR, HAWTHORN WOODS, IL 60047, (the "Grantee") as the sole tenant, all right, title, interest and claim which the Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of COOK, State of Illinois, to wit:

PARCEL 1: UNIT 11-3B IN PINE CREEK CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF CERTAIN PORTIONS OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR PINE CREEK CONDOMINIUM RECORDED AS DOCUMENT 25781654; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 OVER OUT-LOT "C" IN "THE NURSEY" PLAT PLANNED UNIT DEVELOPMENT AFORE SAID, AS SET FORTH IN THE DECLARATION RECORDED JUNE 26, 1978 AS DOCUMENT 24507143 AND AS CREATED BY DEED RECORDED JUNE 26, 1978 AS DOCUMENT 24507144 AND AS CREATED BY DEED RECORDED JUNE 26, 1978 AS DOCUMENT 24507145, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 OVER OUT-LOTS "A" AND "B" AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR PINE CREEK HOMEOWNERS ASSOCIATION, RECORDED FEBRUARY 20, 1981 AS DOCUMENT 25781563, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AT THE TIME OF CLOSING; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; BUILDING LINES EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH PURCHASERS USE AND ENJOYMENT OF THE PROPERTY.

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 not in Tenancy in Common, but in Joint Tenancy, forever.

PROPERTY INDEX NO: 02-02-400-061-1114

COMMON ADDRESS: 442 E. OSAGE LANE, UNIT 3B, PALATINE, IL 60074.

[SIGNATURES ON NEXT PAGE]

REAL ESTATE TRANSFER TAX

27-Sep-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

02-02-400-061-1114

| 20190901696940 | 0-958-170-720

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THIS IS NOT HOMESTEAD PROPERTY

DATED this 5 day of Aug, 2019.

Edwin H Goodridge III
Edwin H Goodridge, III

Alison J Goodridge
Alison J. Goodridge

EXEMPT under provisions of Chapter 35 Section 200/31-45 Sec. E: Transferring the property for less than \$100 of the ILCS Property Tax Code.

State of Illinois)

) SS.

County of Lake)

The undersigned, a notary public in and for the above county and state, certifies that **Edwin H. Goodridge, III** and **Alison J. Goodridge** known to me to be the same person whose name is subscribed as trustee to the foregoing documents appeared before me in person and acknowledged signing and delivering the instrument as the free and voluntary act of the trustee, for the uses and purposes therein set forth.

Dated: August 5, 2019

Tracy M. Chabrier Huizenga
Notary Public

My commission expires 6.21.2022

Name & Address of Preparer:
ALISON GOODRIDGE
49 COPPERFIELD DR
HAWTHORN WOODS, IL 60047



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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 8 | 5 | 2019

SIGNATURE: Edwin H. Goodridge III
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

Carol L. Copertino

By the said (Name of Grantor): Edwin H. Goodridge III

AFFIX NOTARY STAMP BELOW

On this date of: 8 | 5 | 2019

NOTARY SIGNATURE: Carol L. Copertino



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 8 | 5 | 2019

SIGNATURE: Edwin H. Goodridge III
GRANTEE or AGENT *Manager*

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

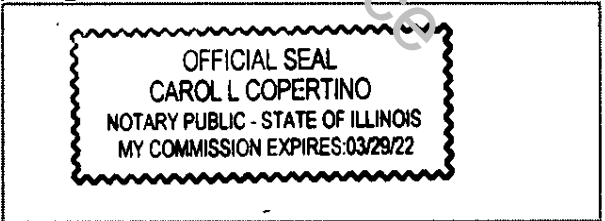
Carol L. Copertino

By the said (Name of Grantee): A&W Property Management LLC

AFFIX NOTARY STAMP BELOW

On this date of: 8 | 5 | 2019

NOTARY SIGNATURE: Carol L. Copertino



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 8 | 5 | 2019

SIGNATURE: Alison J Goodridge
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

Carol L. Copertino

By the said (Name of Grantor): Alison J Goodridge

AFFIX NOTARY STAMP BELOW

On this date of: 8 | 5 | 2019

NOTARY SIGNATURE: Carol L. Copertino



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: 8 | 5 | 2019

SIGNATURE: Alison J Goodridge
GRANTEE or AGENT
Manager

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

Carol L. Copertino

By the said (Name of Grantee): A&W Property Management, LLC

AFFIX NOTARY STAMP BELOW

On this date of: 8 | 5 | 2019

NOTARY SIGNATURE: Carol L. Copertino



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)