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AFTER RECORDING RETURN TO:

Silk Abstract Company
1000 Germantown Pike, Suite J-4
Plymouth Meeting, PA 19462
File No. R-99158-NBKC



Doc# 1932445052 Fee \$88.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/20/2019 10:56 AM PG: 1 OF 6

MAIL TAX STATEMENTS TO:

Kevin A. Carpenter and Jesslyn A. Carpenter
400 West Larkdale Lane
Mount Prospect, IL 60056

NAME & ADDRESS OF PREPARER:

Larry J. Spears, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 03-27-312-028-0000

QUIT CLAIM DEED

THIS DEED made and entered into on this 24th day of September, 2019, by and between **Kevin A. Carpenter and Jesslyn A. Carpenter F/K/A Jesslyn A. Kuekan, husband and wife, who both acquired title as single, not as tenants in common, but as joint tenants with right of survivorship**, a mailing address of 400 West Larkdale Lane, Mount Prospect, IL 60056, hereinafter referred to as Grantor(s) and **Kevin A. Carpenter and Jesslyn A. Carpenter, husband and wife, as joint tenants with right of survivorship**, a mailing address of 400 West Larkdale Lane, Mount Prospect, IL 60056, hereinafter referred to as Grantee(s).

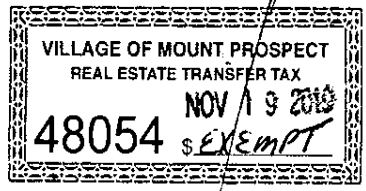
WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Commonly known as: 400 West Larkdale Lane, Mount Prospect, IL 60056

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.



REAL ESTATE TRANSFER TAX		20-Nov-2019	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
03-27-312-028-0000		20191101644162 0-985-835-872	

S ✓
P ✓
S ✓
M ✓
SC ✓
E ✓
INT ✓

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"Exempt under provisions of Paragraph e"
Section 31-45; Real Estate Transfer Tax Act

9/24/2019
Date

Jesslyn K Carpenter Kevin A Carpenter
Signature of Buyer, Seller or Representative

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 24th day of September, 2019.

Kevin A Carpenter
Kevin A. Carpenter

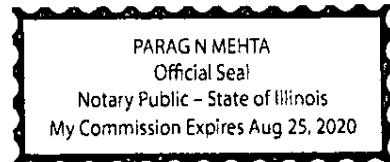
Jesslyn K Carpenter
Jesslyn A. Carpenter F/K/A Jesslyn A. Kuekan
K O K e

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Kevin A. Carpenter and Jesslyn A. Carpenter F/K/A Jesslyn A. Kuekan is/are 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 said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 24TH day of SEPT 2019

Paragn Mehta
Notary Public
My commission expires: AUG 25, 2020



No title exam performed by the preparer. Legal description and party's names provided by the party.

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EXHIBIT A LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO WIT:

LOT 18 IN BLOCK 5 IN PROSPECT MEADOWS, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO GENERAL REAL ESTATE TAXES NOT YET DUE OR PAYABLE, COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, AND BUILDING LINES AND EASEMENTS.

BEING THE SAME PROPERTY CONVEYED TO KEVIN A. CARPENTER, A SINGLE MAN AND JESSLYN A. KUEKAN, A SINGLE WOMAN, NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP FROM KARL RESELE AND JUDITH RESELE, HUSBAND AND WIFE, BY DEED DATED APRIL 18, 2017, AND RECORDED ON OCTOBER 19, 2017, AS INSTRUMENT NO 1729215152.

PARCEL ID NUMBER: 03-27-312-028-0000

PROPERTY COMMONLY KNOWN AS: 400 West Larkdale Lane, Mount Prospect, IL 60056

PROPERTY OF Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

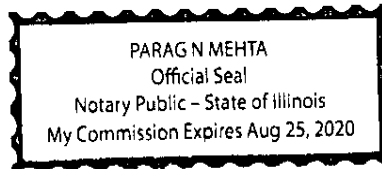
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 September 24, 2019

Signature: Jesslyn K Carpenter Kinda Carpenter
Grantor, or Agent

Subscribed and sworn to before me by the said JESSLYN K CARPENTER this 24TH day of SEPT, 2019. and KEVIN A. CARPENTER

Paragn Mehta
Notary Public
My commission expires: AUG 25, 2020



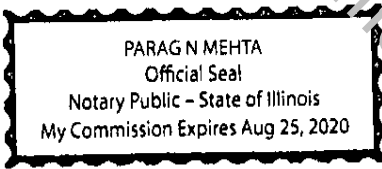
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated September 24, 2019

Signature: Jesslyn K Carpenter Kinda Carpenter
Grantee, or Agent

Subscribed and sworn to before me by the said JESSLYN K CARPENTER this 24TH day of SEPT, 2019. and KEVIN A. CARPENTER

Paragn Mehta
Notary Public
My commission expires: AUG 25, 2020

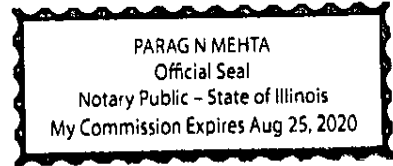


Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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PLAT ACT AFFIDAVIT (Pursuant to 765 ILCS 205/1)



STATE OF ILLINOIS)
COUNTY OF COOK)

Jesslyn K Carpenter & Kevin A Carpenter, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 400 W Larkdale Ln Mt Prospect IL 60056
Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below:

- A. The sale or exchange is of **an entire tract of land** not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. One of the following exemptions from 765 ILCS 205/1 (b) applies:
 - 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
 - 2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
 - 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
 - 4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
 - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 - 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - 7. The conveyance is made to correct descriptions in prior conveyances.
 - 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
 - 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2)
 - 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
 - 11. Other: _____

C. The division does not meet any of the above criteria and must have county approval (page 2).
Legal description prepared by: _____

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of COOK County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me PARAG MEHTA, NOTARY PUBLIC
this 24TH day of SEPT, 2019

Parag Mehta
Signature of Notary Public

Jesslyn K Carpenter
Signature of Affiant

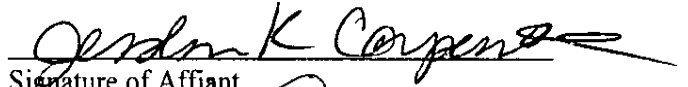

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For exemptions requiring approval:

Plat officer approval is required and attached.

Plat officer approval is not required because parcel is located wholly within municipal limits of _____, which does not require plat office review.

Agricultural exemption certificate attached.


Signature of Affiant


For municipal approval:

If the property is located within a municipality (or 1.5 miles of it), local ordinances may apply. If exception 9 is used, it is required that this land division be reviewed and approved by the participating municipality. Each municipality has five (5) business days to review deed(s) and return. If the five-day limit expires, Maps & Plats will process the deed upon proof of date submitted to municipality.

Date submitted to municipality(s) _____ Municipality jurisdiction
 County jurisdiction

Municipality (s) with jurisdiction: _____

Planning official's signature Printed name Date

Planning official's signature Printed name Date

PROPERTY OF COOK COUNTY CLERK'S OFFICE