UNOFFICIAL COPY

PREPARED BY: Thomas J. Homer, Esq. The Homer Law Firm, P.C. 200 E. 5th Ave., Suite 123 Naperville, IL 60563

MAIL TAX BILL TO: Tracy O'Neill, Trustee 2624 N. Haddow Avenue Arlington Heights, IL 60004

MAIL RECORDED DEED TO: The Homer Law Firm, P.C. 200 E. 5th Ave., State 23 Naperville, IL 60563 Doc#. 2010739138 Fee: \$98.00 Edward M. Moody

Cook County Recorder of Deeds
Date: 04/16/2020 10:53 AM Pg: 1 of 3

-10/4/51

Dec ID 20200301647240

QUITCLAIM DEED

Statutory (Illinois)

THE GRANTOR, TRACY M. O'NEILL, a divorced woman and not since remarried, of 2624 N. Haddow Avenue, Arlington Heights, IL 60004, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND QUITCLAIMS to TRAC's M. O'NEILL, as Trustee of the TRACY M. O'NEILL DECLARATION OF TRUST Dated March 19, 2020, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

Parcel 1: Unit 207A in the Preserve of Palatine Condominiums in Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, as delineated on a survey attached as Exhibit "C" to the Declaration of Condominium recorded June 5, 2006, as Document Number 0615634000, and Amendment No. 1 recorded November 9, 2006, as Document Number 0631316011, and re-recorded December 12, 2006, as Document Number 0634615002, and as further amended from time to time with its undivided percentage interest in the common elements.

Parcel 2: The exclusive right of use of limited common elements known as Garage Space G-79 and Storage Space S-79.

Permanent Index Number: 02-15-303-056-1059

Property Address: 435 Wood Street, Unit 207A, Palatine, iL 60067

Grantee's Address: 2624 N. Haddow Avenue, Arlington Heights, IL 60004

This is non-homestead property.

This deed is made to said Trustee, who shall have authority to make deeds, leases of coal, oil, gas, and other minerals, easements, and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or successor Trustee in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease, or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered

UNOFFICIAL COPY

Quitclaim Deed - Continued to execute and deliver every such deed, lease, mortgage, or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

| Dated this 19 Day of March 20 20 lary Chulch TRACY M. O'NEILL, Grantor |
|---|
| |
| |
| STATE OF ILLINOIS () SS. |
| COUNTY OF COOK) |
| I, the undersigned, a Notary Dublic in and for said County, in the State aforesaid, do hereby certify that TRACY M. O'NEILL 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. |
| Given under my hand and notarial seal, this 19 Day of Mayer 20 20 |
| Notary Public OFFICIAL SEAL THOMAS J. HOMER NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires July 11, 2022 |
| [Buyer] [Seller] [Representative] |
| EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e). |
| Dated Signature |

2010739138 Page: 3 of 3

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The granter 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 party rship 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 Plinois.

Dated_ \(\frac{1}{20} \) \(\frac{20}{20} \)

| | Signature: |
|--|---|
| Or | Grantor or Agent |
| Subscribed and swom to before me By the said Thatles Homes This 30th, day of World 2003 Notary Public World Maid: | MARTHIA MAUDI Official Sezi Notary Public - State of Illinois My Commission Expires Oct 1, 2022 |
| The grantee or his agent affirms and verifies that assignment of beneficial interest in a land trust is foreign corporation authorized to do business or partnership authorized to do business or acquire an recognized as a person and authorized to do business State of Illinois. | either a actural person, an Illinois corporation or acquire and hold title to real estate in Illinois, and hold title to real estate in Illinois or other estate. |
| Date 10004 30 2026 | Opp. |
| Sig | |
| Subscribed and sworn to before me By the said Thomas Henre! This 3014, day of March, 2024 Notary Public Walte Vicality | MARTHA MADDI Official Seol Notary Public - Stete of Illinois My Commission Expires Oct 1, 2027 |
| Notes Any person who knowingly submits a false str be guilty of a Class C misdemeanor for the first offe | stement concerning the identity of a Grantee shall use and of a Class A misdemeaner for subsequent |

regulity of a Class C misdemeaner for the first offense and of a Class A misdemeaner 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.)