

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 2015057430 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/29/2020 01:25 PM Pg: 1 of 7

Dec ID 20200401665335

THE GRANTOR, **Christopher R. Plummer and Nancy R. Plummer**, husband and wife, of the Village of Inverness, State of Illinois for and in consideration of Ten and no/100 (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **Plummer Capital LLC Series E, a Delaware Series Limited Liability Company**, of 315 W. Rand Rd., Arlington Heights IL 60004, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit: **See Exhibit "A" attached hereto and made a part hereof.**

SUBJECT TO: Covenants, conditions and restrictions of record, building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing.

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

Permanent Index Number: 02-22-413-008-0000

Address of Real Estate: 76 Pleasant Hill Blvd., Palatine IL 60067

Dated this 18<sup>th</sup> day of February, 2020.

  
Christopher R. Plummer


  
Nancy R. Plummer

State of Illinois, County of Cook: ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Christopher R. Plummer and Nancy R. Plummer, husband and wife, 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 18<sup>th</sup> day of February, 2020.



  
Notary Public

Prepared by: James J. Riebandt, 216 Higgins Road, Park Ridge, IL 60068  
Mail to: James J. Riebandt, 216 Higgins Road, Park Ridge, IL 60068  
Tax Bill to: Chris Plummer, 315 W. Rand Rd., Arlington Heights IL 60004

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## Exhibit "A" – Legal Description

Permanent Index Number: 02-22-413-008-0000

Address of Real Estate: 76 Pleasant Hill Blvd., Palatine IL 60067

LOT 9 IN UNIT NO. 1 PLEASANT HILL ESTATE, BEING A SUBDIVISION OF THE SOUTH 350 FEET OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ AND PART OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOT HOMESTEAD PROPERTY

"Exempt under the provisions of paragraph E, section 4 of the Real Estate Transfer Tax Act

2-18-20

[Signature]  
Grantor / Grantee

Date

Grantor / Grantee

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Exempt under the provisions of  
 paragraph \_\_\_\_\_, section \_\_\_\_\_  
 of the Real Estate Transfer Tax Act.

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Date \_\_\_\_\_ Grantor / Grantee \_\_\_\_\_

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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: 2 | 18 | 2020

SIGNATURE: X [Signature]  
GRANTOR or AGENT

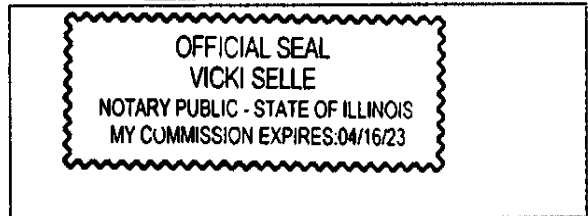
**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

By the said (Name of Grantor): Christopher R. Plummer & Nancy R. Plummer **AFFIX NOTARY STAMP BELOW**

On this date of: 2 | 18 | 2020

NOTARY SIGNATURE: Vicki Selle



### 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: 2 | 18 | 2020

SIGNATURE: [Signature]  
GRANTEE or AGENT

**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: Vicki Selle

By the said (Name of Grantee): Plummer Capital LLC Series E, a Delaware Series Limited Liability Co. **AFFIX NOTARY STAMP BELOW**

On this date of: 2 | 18 | 2020

NOTARY SIGNATURE: Vicki Selle



### 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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Declaration ID: 20200401663335

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

City Stamp:

## COOK COUNTY

### Real Estate Transfer Declaration

**PROPERTY IDENTIFICATION:**

Address of Property 76 PLEASANT HILL BLVD PALATINE 60067-6802  
Street or Rural Route City ZIP

Permanent Real Estate Tax No. 02-22-413-008-0000 Palatine  
Township

Date of Deed 2/18/2020 Type of Deed Warranty Deed

**TYPE OF PROPERTY:**

- Single Family  Commercial
- Condo, co-op  Industrial
- 4 or more units (residential)  Vacant Land
- Mixed use (commer. & resid.)  Other (select description)

**INTEREST TRANSFERRED:**

- Fee title  Controlling interest in real estate entity (ord. Sec. 2)
- Beneficial interest in a land trust
- Lessee interest in a ground lease  Other (select description)

**LEGAL DESCRIPTION:**

Sec. 22 Twp. Palatine Range 10

LOT 9 IN UNIT NO. 1 PLEASANT HILL ESTATE, BEING A SUBDIVISION OF THE SOUTH 350 FEET OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ AND PART OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**COMPUTATION OF TAX:**

Full actual consideration	0.00
Less amount of personal property included in purchase	0.00
Net consideration for real estate	0.00
Less amount of mortgage to which property remains subject	0.00
Net taxable consideration	0.00
Amount of tax stamps (\$ .25 per \$500 or part thereof)	0.00

**ATTESTATION OF PARTIES:** we hereby declare the full actual consideration and above facts contained in the declaration to be true and correct.

CHRISTOPHER R. PLUMMER 315 W RAND RD ARLINGTON HEIGHTS 60004-3146  
Name and Address of Seller Street or Rural Route City ZIP Code

PLUMMER CAPITAL LLC SERIES E, A DELAWARE SERIES LIMITED LIABILITY COMPANY 315 W RAND RD ARLINGTON HEIGHTS 60004-3146  
Name and Address of Buyer Street or Rural Route City ZIP Code

Buyer has a different mailing address for tax documents.

PLUMMER CAPITAL LLC SERIES E, A DELAWARE SERIES LIMITED LIABILITY COMPANY 315 W RAND RD ARLINGTON HEIGHTS IL 60004-3146  
Name or company Street address City State ZIP Code

**MyDec**

Declaration ID: 20200401665335

Status: Closing Completed

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State/County Stamp: Not Issued

City Stamp:

**Exempt Transfers****(Select the Appropriate Exemption)**

Exempt transfers are subject to the requirement contained in subsection 7(c) of this ordinance.

7(c) "No transfer shall be exempt from the tax imposed by this ordinance unless the declaration describes the facts supporting the exemption and is accompanied by such supporting documentation as the Recorder may reasonably require."

- Transfer is not exempt.
- A. Transfers of real property made prior to May 21, 1979, where the deed was recorded after that date or assignments of beneficial interest in real property dated prior to August 1, 1985, where the assignment was delivered on or after August 1, 1985;
- B. Transfers involving real property acquired by or from any governmental body or acquired by any corporation, society, association, foundation, or institution organized and operated exclusively for charitable, religious, or educational purposes or acquired by any international organization not subject to local taxes under applicable law;

FEIN of entity holding IRS Tax Exempt Status \_\_\_\_\_

Note: Prepare to present proof of IRS tax exempt status, if requested, at time of recording.

- C. Transfers in which the deed, assignment, or other instrument of transfer secures debt or other obligation;
- D. Transfers in which the deed, assignment, or other instrument of transfer, without additional consideration, confirms, corrects, modifies, or supplements a deed, assignment, or other instrument of transfer previously recorded or delivered;
- E. Transfers in which the transfer price is less than \$100.00;
- F. Transfers in which the deed is a tax deed;
- G. Transfers in which the deed, assignment, or other instrument of transfer releases property which secures debt or other obligations;
- H. Transfers in which the deed is a deed of partition; provided, however, that if a party receives a share greater than its undivided interest in the real property, then such party shall be liable for tax computed upon any consideration paid for the excess;
- I. Transfers between a subsidiary corporation and its parent or between subsidiary corporations of a common parent either pursuant to a plan of merger or consolidation or pursuant to an agreement providing for the sale of substantially all of the seller's assets;
- J. Transfers from a subsidiary corporation to its parent for no consideration other than the cancellation or surrender of the subsidiary's stock and transfers from a parent corporation to its subsidiary for no consideration other than the issuance or delivery to the parent of the subsidiary's stock;
- K. Transfers made pursuant to a confirmed plan of reorganization as provided under section 1146 (c) of Chapter 11 of the U.S. Bankruptcy Code of 1978, as amended;

Provide bankruptcy court docket number: \_\_\_\_\_

- L. Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States, except that such deeds shall not be exempt from filing the declaration; and
- M. Transfers in which the deed or other instrument of transfer is issued to the mortgagee or secured creditor pursuant to a mortgage or security interest foreclosure proceeding or sale or pursuant to a transfer in lieu of foreclosure.

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Declaration ID: 20200401665335

Status: Closing Completed

State/County Stamp: Not Issued

Documnet No.: Not Recorded

**Additional Sellers Information**

<b>Seller's name</b>	<b>Seller's address (after sale)</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>	<b>Seller's phone</b>	<b>Country</b>
NANCY R. PLUMMER	315 W. RAND RD.	ARLINGTON HEIGHTS	IL	600680000	8472547568	USA

**Additional Buyers Information**

<b>Buyer's name</b>	<b>Buyer's address (after sale)</b>	<b>City</b>	<b>State</b>	<b>ZIP</b>	<b>Buyer's phone</b>	<b>Country</b>
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