

UNOFFICIAL COPY

Doc#: 2023220374 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/19/2020 04:13 PM Pg: 1 of 5

Dec ID 20200401671255
ST/CO Stamp 1-908-860-128

QUITCLAIM DEED 2008304 IL/RTC

GRANTOR, TAYLOR MORGAN, a married woman, joined by her spouse, ROBERT BARKER (herein, "Grantor"), whose address is 21 Kristin Drive, Unit 917, Schaumburg, IL 60195, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, TAYLOR MORGAN and ROBERT BARKER, wife and husband, as tenants by the entireties (herein, "Grantee"), whose address is 21 Kristin Drive, Unit 917, Schaumburg, IL 60195, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 21 Kristin Drive, Unit 917,
Schaumburg, IL 60195

Permanent Index Number: 07-10-101-032-1256

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 23 day of April, 2020

When recorded return to:

TAYLOR MORGAN
ROBERT BARKER
21 KRISTIN DRIVE, UNIT 917
SCHAUMBURG, IL 60195

Send subsequent tax bills to:

TAYLOR MORGAN
ROBERT BARKER
21 KRISTIN DRIVE, UNIT 917
SCHAUMBURG, IL 60195

This instrument prepared by:

LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
401 S. LASALLE ST. #1502
CHICAGO, IL 60605

DL 07-8-20
VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
39087

UNOFFICIAL COPY

GRANTOR

Taylor Morgan
TAYLOR MORGAN

STATE OF IL
COUNTY OF COOK

This instrument was acknowledged before me on 23rd April 2020, by TAYLOR MORGAN.

[Affix Notary Seal]

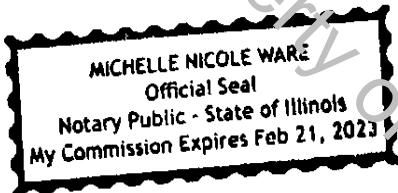
Notary Signature:

Michelle Nicole Ware

Printed name:

Michelle Nicole Ware

My commission expires: 2/21/2023



GRANTOR

Robert Barker
ROBERT BARKER

STATE OF IL
COUNTY OF COOK

This instrument was acknowledged before me on 23rd April 2020, by ROBERT BARKER.

[Affix Notary Seal]

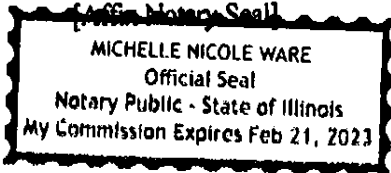
Notary Signature:

Michelle Nicole Ware

Printed name:

Michelle Nicole Ware

My commission expires: 2/21/2023



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) ...
ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

Taylor Morgan
Signature of Buyer/Seller/Representative

4/23/2020
Date

UNOFFICIAL COPY

EXHIBIT A

[Legal Description]

PARCEL 1:

UNIT NUMBER 917 IN THE 21 KRISTIN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1, 2 (EXCEPT THE EAST 206.30 FEET OF SAID LOT 2, AS MEASURED ALONG THE NORTH LINE THEREOF) AND LOT 3 IN THE BARRY SUBDIVISION BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 2001 AS DOCUMENT NUMBER 0010690003, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DOCUMENT NUMBER 0702615055, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS, FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT DATED JANUARY 26, 2007 AND RECORDED AS DOCUMENT NUMBER 0702615054, MADE BY AND BETWEEN 21 KRISTIN DRIVE DEVELOPERS, LLC AND 24 KRISTIN COMMERCIAL, LLC.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBERS P-397 AND P-365, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID, RECORDED DOCUMENT NUMBER 0702615055.

PARCEL 4:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NUMBER 9-S-13, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID, RECORDED DOCUMENT NUMBER 0702615055, IN COOK COUNTY, ILLINOIS.

This property constitutes the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person

20-033013 (PS)

UNOFFICIAL COPY

executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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: 4/23/2020

Signature: Taylor Meyer
Grantor or Agent

Subscribed and sworn to before me by the said Taylor Meyer this 23rd day of April 2020.

Notary Public Michelle Nicole Ware



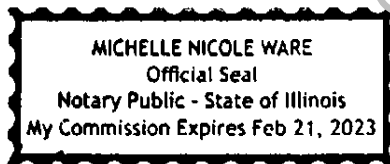
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: 4/23/2020

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 23rd day of April 2020.

Notary Public Michelle Nicole Ware



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 Act.)