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QUIT CLAIM DEED TENANTS BY THE ENTIRETY



Doc# 2025406018 Fee \$88.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/10/2020 10:38 AM PG: 1 OF 3

MAIL TO:

Gary S. Lundeen, Esq.
806 E. Nerge Rd.
Roselle, IL 60172

NAME AND ADDRESS OF TAXPAYER:

Angela M. Montes
Michael A. Krueger
4532 N. River Rd., Unit 2E
Schiller Park, IL 60176



=== For Recorder's Use ===

GRANTORS, Angela M. Montes married to Michael A. Krueger, of 4532 N. River Rd., Unit 2E, Schiller Park, IL 60176, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEY and QUIT CLAIM** to the **GRANTEES**, Angela M. Montes and Michael A. Krueger, Wife and Husband, of 4532 N. River Rd., Unit 2E, Schiller Park, IL 60176, not as Joint Tenants nor as Tenants in Common, but as Tenants by the Entirety, the following described property situated in Cook County, Illinois:

UNIT 2-E IN THE 4532 NORTH RIVER ROAD CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 102 (EXCEPT THE NORTH 7.0 FEET THEREOF MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT) AND THE NORTH 7.0 FEET OF LOT 103 MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT (EXCEPT THE WESTERLY 17.0 FEET OF SAID LOTS DEDICATED FOR PUBLIC ALLEY) IN STRATFORD MANOR UNIT NO. 2, BEING A SUBDIVISION OF THAT PART OF THE NORTH SECTION OF ROBINSON'S RESERVE, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CENTER LINE OF WEST RIVER ROAD NORTH OF THE SOUTH 489.10 FEET OF SAID RESERVE SOUTH OF A LINE PARALLEL WITH AND 1076.60 FEET NORTH OF THE SOUTH LINE OF SAID NORTH SECTION OF ROBINSON'S AND EAST OF A LINE 320 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID NORTH SECTION OF SAID RESERVE, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED JUNE 23, 2005 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 0517419011, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

S Y
P 3010
S N
M Y
SC Y
E Y
INT Y

REAL ESTATE TRANSFER TAX		30-Jul-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

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Permanent Index No: 12-15-119-034-1003
Commonly known as: 4532 N. River Rd., Unit 2E, Schiller Park, IL 60176

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 forever.

Dated this 23rd day of JUNE, 2020

[Signature] (SEAL)
Angela M. Montes

[Signature] (SEAL)
Michael A. Krueger

STATE OF ILLINOIS)

COUNTY OF)

I, the undersigned, a Notary Public in and for the County and State aforementioned, **DO HEREBY CERTIFY** that Angela M. Montes and Michael A. Krueger are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, and acknowledged that they signed, sealed and delivered the said instrument as 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 notary seal this 23rd day of JUNE, 2020.

[Signature] Notary Public



COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph 5 Section 4
Real Estate Transfer Act
Date: 6-23-20

Prepared By:
Gary S. Lundeen
806 E. Nerge Road
Roselle, IL 60172

[Signature]
[Signature]

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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: 6/23/2020

SIGNATURE: Carrie Settle
GRANTOR or AGENT

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

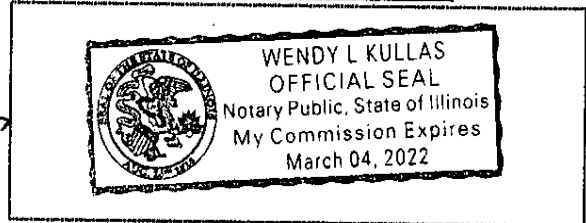
Subscribed and sworn to before me, Name of Notary Public: Wendy L Kullas

By the said (Name of Grantor): Carrie Settle

On this date of: 6/23/2020

NOTARY SIGNATURE: Wendy L Kullas

AFFIX NOTARY STAMP BELOW



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: 6/23/2020

SIGNATURE: Carrie Settle
GRANTEE or AGENT

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

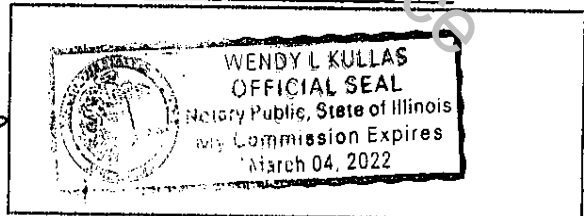
Subscribed and sworn to before me, Name of Notary Public: Wendy L Kullas

By the said (Name of Grantee): Carrie Settle

On this date of: 6/23/2020

NOTARY SIGNATURE: Wendy L Kullas

AFFIX NOTARY STAMP BELOW



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)