

FIRST AMERICAN TITLE
FILE # 3030456

UNOFFICIAL COPY

Doc#: 2026733408 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/23/2020 03:29 PM Pg: 1 of 4

After Recording, Mail to:
& Send Subsequent Tax Bills to:
Brian Taylor, Manager
1625 N Burling LLC
1625 N. Burling Street, Unit #304
Chicago, IL 60614

Dec ID 20200801654167
ST/CO Stamp 0-075-517-664

QUIT-CLAIM DEED

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The Grantor, TIMBER TRAILS DEVELOPMENT COMPANY, LLC., an Illinois limited liability company, chartered and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, by and under power and authority of sole member entity WESTERN SPRINGS DEVELOPMENT LP, an Illinois limited partnership, by its General Partner, Brian Taylor, as and for the following described Real Estate situated in Cook County, Illinois, and for and in consideration of the sum of Ten & no/100 (\$10.00) Dollars and other good and valuable consideration receipt of which is hereby acknowledged in hand paid, does herein and hereby CONVEY and QUIT-CLAIM any and all rights, title and interests in and to the Real Estate hereinafter identified, as may be vested in, held by or belong or inure to the Grantor, without warranty or promise to defend, said Real Estate being referred to as the Property ("Property"), being conveyed to the herein after identified Grantee, to wit:

Grantee: 1625 North Burling LLC, an Illinois limited liability company, chartered and existing under and by virtue of the laws of the State of Illinois, and duly authorized to transact business in the State of Illinois, by and under power and authority of Brian Taylor, its Sole Manager, including all of the Property improvements and appurtenances thereof, and rights, title and interest therein held or belonging to the Grantor, for transfer and conveyance to the Grantee, and/or to its successors and assigns in interest, to hold the Property herein described in fee simple forever, all in respect to the following described Real Estate situated in the County of Cook, in State of Illinois, to wit:

LEGAL DESCRIPTION:

See Legal Description attached as Exhibit A hereto.
Permanent Tax Index Number: 02-28-405-037-0000
Address of Real Estate: 1277 S. Falcon Dr., Palatine, IL 60067

SUBJECT TO: Existing Mortgages, Liens and Encumbrances, if any, and Covenants, Conditions and Restrictions of Record, recorded easements, building lines, applicable zoning, ordinances of record affecting the Property provided by the municipality, and to General Taxes for 2019 second installment and subsequent years; special municipal taxes or assessments for improvements not completed and unconfirmed municipal taxes or assessments, and acts done or suffered by Grantee, and intending to waive any rights of Homestead as may be vested in the Grantor, if any, by applicable homestead laws of the State of Illinois.

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IN WITNESS, WHEREOF, said Grantor has caused this Quit-Claim Deed to be signed by its signatory party that is General Partner of the Sole Member thereof, on this 19 day of ~~March~~, June 2020. BT

GRANTOR:
TIMBER TRAILS DEVELOPMENT COMPANY, LLC.
An Illinois limited Liability Company

By: Western Springs Development LP,
An Illinois limited partnership, Its Sole Member:

By: [Signature]
Brian Taylor, General Partner

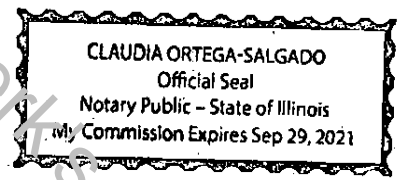
STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Brian Taylor, is personally known to me to be the signatory of and the General Partner of Western Springs Development LP, an Illinois limited partnership of the State of Illinois, which LP is the sole member of Timber Trails Development Company, LLC, the Grantor herein, and Brian Taylor is personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Authorized Signatory, he signed and delivered the said instrument as his free and voluntary act, and in the capacity stated by this instrument, and for the uses and purposes therein set forth, including the release and waiver of the right of himstead.

Given under my hand and official seal, this 19 day of ~~March~~, June 2020. ces

By: [Signature]
Notary Public

Commission Expires: See Stamp: 09/29/2021 (SEAL)



This Instrument was prepared by: Lester N. Arnold, Attorney at law,
493 Mission Street, Carol Stream, IL 60188.

EXEMPT TRANSFER under provisions of ATTACH COOK COUNTY GRANTOR-GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE (55 ILCS 5/3-5020)
Paragraph e, Section 31-45,
Real Estate Transfer Tax Act.

Date: [Signature], 2020.
X _____
Grantor, Grantee or Representative

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EXHIBIT A LEGAL DESCRIPTION

For APN/Parcel ID(s): 02-28-405-037-0000

That part of Block 43 in East Peregrine Lake Estates, being a Subdivision of the Southeast Quarter of Section 28, Township 42 North, Range 10, East of the Third Principal Meridian, as recorded June 24, 1996 as document number 96540601 more particularly described as follows: beginning at the Southwest corner of said Block 43, thence North 57 degrees 6 minutes 30 seconds East along the South line of said Block 43 a distance of 126.42 (recorded) 128.42 (measured) feet to the Southeast corner of said Block 43, thence North 23 degrees 15 minutes 7 seconds West along the Easterly line of said Block 43 a distance of 42.15 feet, thence North 51 degrees 29 minutes 58 seconds West along the North line of said Block 43 a distance of 39.50 feet, thence South 48 (recorded) 38 (measured) degrees 30 minutes 2 seconds West a distance of 128.22 feet to a point on the North line of South Falcon Drive, thence Southeasterly along said North line said line being a curved line concave to the Southwest having a radius of 76 feet to an arc length of 35.49 feet to the point of beginning all in Cook County, Illinois.

Cook County Clerk's Office

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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: 6/19/2020

SIGNATURE: [Signature]

GRANTOR or AGENT
Brian P. Taylor, Gen Partner

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

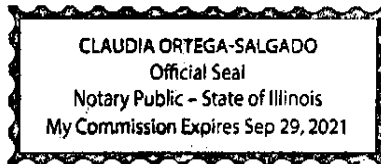
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): TIMBER TRAILS DEV CO LLC

On this date of: 6/19/2020

NOTARY SIGNATURE: [Signature]

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: 6/19/2020

SIGNATURE: [Signature]

GRANTEE or AGENT
Brian Taylor, Manager

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

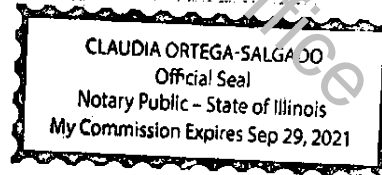
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): 1625 North Burling LLC

On this date of: 6/19/2020

NOTARY SIGNATURE: [Signature]

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)