

# UNOFFICIAL COPY

Doc#: 2031706232 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/12/2020 06:08 PM Pg: 1 of 4

Dec ID 20200701627565

**After Recording Return to:**

Fidelity National Title  
Five Lincoln Center, Suite 110  
10200 SW Greenburg Road  
Portland, OR 97223

45142012711-10

**Instrument Prepared By:**

Kimberly Vereb, Esq.  
1174 Red Dunes Run  
Avon, IN 46123  
IL Bar ID No. 6244816

**Mail Tax Statements To:**

Edmond Stack & Kristen Nowak  
417 Cherry Creek Lane  
Prospect Heights, IL 60070

**Tax Parcel ID Number:**

03-16-210-019-0000

**Order Number:**

45142012711

## QUITCLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: , date 07/21/2020  
EDMOND STACK

Dated this 1<sup>st</sup> day of July, 2020. WITNESSETH, that, **EDMOND STACK**, a married man, whose address is 417 Cherry Creek Lane, Prospect Heights, IL 60070, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto **EDMOND STACK** and **KRISTEN NOWAK**, husband and wife, whose address is 417 Cherry Creek Lane, Prospect Heights, IL 60070, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 417 Cherry Creek Lane, Prospect Heights, IL 60070, and legally described as follows, to wit:

The following described property:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Assessor's Parcel Number: 03-16-210-019-0000

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

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In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor on the date first written above.

*Edmond Stack*  
EDMOND STACK

STATE OF ILLINOIS )  
 )  
COUNTY OF COOK ) ss.

I, LILIANA MIHU, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **EDMOND STACK**, 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.

Given under my hand official seal this 1<sup>st</sup> day of July 2020.

*Liliana Mihu*  
Notary Public  
My Commission Expires: 6/6/23



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## EXHIBIT A LEGAL DESCRIPTION

The following described property, situated in the County of Cook, State of Illinois, to wit:

LOT 19 IN CHERRY CREEK SUBDIVISION BRING A SUBDIVISION OF THE SOUTH QUARTER OF LOT 1 (EXCEPT THE WEST 20 FEET THEREOF AND EXCEPT THE EAST 50 FEET THEREOF) AND THE NORTH QUARTER OF LOT 8 (EXCEPT THE WEST 20 FEET THEREOF AND EXCEPT THAT PART BEGINNING AT THE NORTHWEST CORNER OF SAID LOT RUNNING THENCE EAST 60 FEET ALONG THE NORTH LINE; THENCE SOUTHWESTERLY TO A POINT IN THE WEST LINE 100 FEET SOUTH OF THE NORTHWEST CORNER, THENCE NORTH 100 FEET ALONG THE WEST LINE TO THE POINT OF BEGINNING) IN SCHOOL TRUSTEE'S SUBDIVISION IN SECTION 16, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED MARCH 30, 1994 AS DOCUMENT 94287284, IN COOK COUNTY, ILLINOIS.

Property Address: 417 Cherry Creek Lane, Prospect Heights, IL 60070

Assessor's Parcel No.: 03-16-210-019-0000

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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: 10 | 20 | 2020

SIGNATURE: *Deb Croucher*  
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: Kelli Jean Nerseeth

By the said (Name of Grantor): Deb Croucher

On this date of: 10 | 20 | 2020

NOTARY SIGNATURE: *Kelli Nerseeth*

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: 10 | 20 | 2020

SIGNATURE: *Deb Croucher*  
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: Kelli Jean Nerseeth

By the said (Name of Grantee): Deb Croucher

On this date of: 10 | 20 | 2020

NOTARY SIGNATURE: *Kelli Nerseeth*

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)**)