

UNOFFICIAL COPY

Doc#: 2035942035 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/24/2020 11:27 AM Pg: 1 of 4

QUIT CLAIM DEED
Statutory (Illinois)
(Individual to Individual)

Dec ID 20201001624878
ST/CO Stamp 0-304-350-176

MAIL TO:

Neil J. Kaiser
Law Office of Neil J. Kaiser, Ltd.
716 Lee Street
Des Plaines, IL 60016

NAME & ADDRESS OF TAXPAYER:

William A. Walzak
484 Haley's Hill Court
Palatine, IL 60074

THE GRANTORS, **MARK S. FUCHS**, a single man, of Volo, Illinois, and **TODD MARTIN**, a single man, of Streamwood, Illinois, for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations, in hand paid, CONVEY and QUIT CLAIM to: **WILLIAM A. WALZAK**, of 484 Haley's Hill Court, Palatine, Illinois, grantee, all of their right, title and interest under certain Articles of Agreement for Deed dated April 12, 2012, and recorded in the Office of the Cook County Recorder of Deeds on June 14, 2012, as Document No. 1216655006, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF.**

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

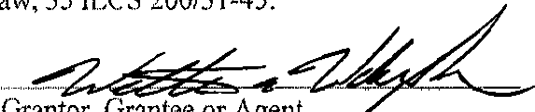
Permanent Real Estate Index Number: 03-07-200-027-1012

Address of Real Estate: 3315 N. Ridge Avenue, Unit 112, Arlington Heights, IL 60004

THE GRANTORS WARRANT AND REPRESENT THAT THE SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS' SPOUSES.

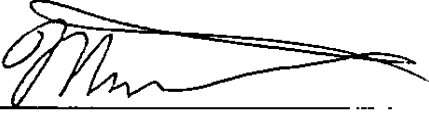
Exempt under provisions of paragraph (e) of Real Estate Transfer Tax Law, 35 ILCS 200/31-45.


9/23/20
Date


Grantor, Grantee or Agent

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Dated this 23rd day of September, 2020.

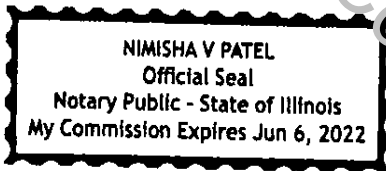

_____(SEAL)
MARK S. FUCHS

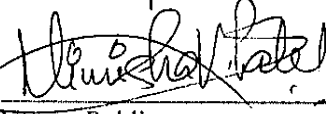

_____(SEAL)
TODD MARTIN

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **MARK S. FUCHS**, a single man, 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.

WITNESS my hand and official seal this 21st day of September, 2020.



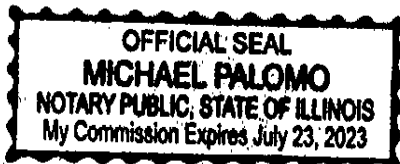


Notary Public

STATE OF ILLINOIS)
)SS.
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **TODD MARTIN**, a single man, 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.

WITNESS my hand and official seal this 23rd day of September, 2020.





Notary Public

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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Permanent Index Number:

Property ID: 03-07-200-027-1012

Property Address:

3315 N. RIDGE AVE. #112
ARLINGTON HEIGHTS, IL 60004

Legal Description:

UNIT 112 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CONDOMINIUM CENTER CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 23435351, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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 October 13, 2020.

Signature: Nancy L. Seils
Grantor or Agent

Subscribed and sworn to before me
by the said Nancy L. Seils, this
13th day of October, 2020.

[Signature]
Notary Public



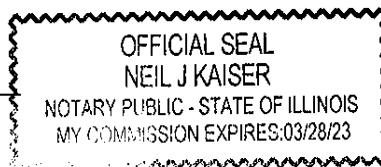
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated October 13, 2020.

Signature: Nancy L. Seils
Grantee or Agent

Subscribed and sworn to before me
by the said Nancy L. Seils, this
13th day of October, 2020.

[Signature]
Notary Public



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 Tax Act.)