

UNOFFICIAL COPY

Doc#: 2106707199 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/08/2021 11:46 AM Pg: 1 of 6

Dec ID 20210201644363
ST/CO Stamp 1-787-538-448

TBE- must state "husband and wife, not as joint tenants or tenants in common but by tenants by the entireties"

Prepared By:

Margaret Daun, Attorney at Law, 13805 W. Burleigh Rd, Ste 100, Brookfield, WI 53005

Mail Tax Statement to: David Carl Schmidt and Kathleen Anne Schmidt, 417 East Mayfair Road, Arlington Heights, IL 60005

Return to: Westcor Land Title Insurance Company

600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Permanent Real Estate Index Number: 03-32-135-010-0000

Record 1st

BSS-IL-RF 617762

QUITCLAIM DEED

EMERALD ISLE TRUST, as to an undivided 50% interest and EMERALD ISLE II TRUST, as to an undivided 50% interest, whose mailing address is 417 East Mayfair Road, Arlington Heights, IL 60005 (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 (\$10.00), and other good and valuable consideration, does hereby CONVEY and QUITCLAIM unto DAVID CARL SCHMIDT and KATHLEEN ANNE SCHMIDT, husband and wife, not as joint tenants or tenants in common but by tenants by the entireties, whose address is 417 East Mayfair Road, Arlington Heights, IL 60005, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

Parcel 1:

That part of 181, described as follows: Beginning at the most Easterly corner of said Lot 181, thence Northwesterly along the Northeasterly line thereof to the most Northerly corner of said Lot 181, thence Southwesterly 45 feet along the Northwesterly line of said Lot; thence Southeasterly on a straight line to a point which is on the Southeasterly line of said Lot 181 and is 42 feet Southwesterly of the most Easterly corner thereof, thence Northeasterly to the place of beginning.

Also

Parcel 2:

That part of 182 described as follows: Beginning at the most Southerly corner of said Lot 182, thence Northwesterly along the Southwesterly line of said lot to the most Westerly corner thereof; thence Northeasterly along the Northwesterly line of said Lot, for a distance of 30 feet; thence Southeasterly on a straight line to a point which is on the Southeasterly line of said Lot

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182 and is 27 feet Northeasterly of the most Southerly corner thereof, thence Southwesterly along the Southeasterly line of said Lot 182 to the place of beginning, All in Scarsdale, being a subdivision of part of the West 1/2 of the East 1/2 and part of the East 1/2 of the West 1/2 of Section 32, Township 42 North, Range 11, East of Third Principal Meridian, in Cook County, Illinois.

BEING the same which M. Thomas Arganbright Jr., as trustee under Declaration of Trust dated March 21, 1996 as to an undivided 1/2 interest and Carolyn C. Arganbright, as trustee under Declaration of Trust dated March 21, 1996 as to an undivided 1/2 interest by Deed dated December 28, 2012 and recorded January 9, 2013 in the Office of the County Recorder for the County of Cook, State of Illinois in 1300955082 conveyed unto Emerald Isle Trust, as to an undivided 50% interest and Emerald Isle II Trust, as to an undivided 50% interest, as tenants in common.

Being all of the same Property conveyed to Grantor by virtue of a recorded among the Official Property Records of Cook County, Illinois as .

Property Address: 417 East Mayfair Road, Arlington Heights, IL 60005

This conveyance made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 17 day
November, 2020.

EMERALD ISLE TRUST

By: David C. Schmidt, Jr. as Trustee (Seal)
Name: DAVID C. SCHMIDT, JR.
Title: Trustee

EMERALD ISLE II TRUST

By: Kathleen A. Schmidt as Trustee (Seal)
Name: KATHLEEN A. SCHMIDT
Title: Trustee

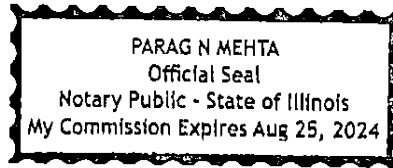
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STATE OF ILLINOIS }
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, DAVID C. SCHMIDT, JR. as Trustee of the EMERALD ISLE TRUST, in his/her full and authorized capacity on behalf of said trust, is 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/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of NOV 17TH, 2020.

[Signature]
Notary Public
My Commission expires: AUG 25, 2024

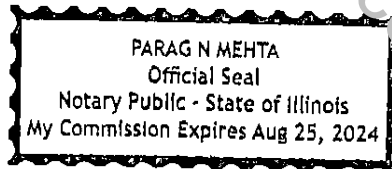


STATE OF ILLINOIS }
COUNTY OF COOK } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, KATHLEEN A. SCHMIDT as Trustee of the EMERALD ISLE II TRUST, in his/her full and authorized capacity on behalf of said trust, is 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/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of NOV 17TH, 2020.

[Signature]
Notary Public
My Commission expires: AUG 25, 2024



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This copy is provided by the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph E Section 31.45, Property Tax Code.

Date: 11/17/2020

Signature of Grantor:

EMERALD ISLE TRUST

By: David C. Schmidt, Jr., as trustee (Seal)
Name: DAVID C. SCHMIDT, JR.
Title: Trustee

EMERALD ISLE II TRUST

By: Kathleen A. Schmidt, as trustee (Seal)
Name: KATHLEEN A. SCHMIDT
Title: Trustee

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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REAL ESTATE TRANSFER TAX

19-Feb-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

03-32-135-010-0000

20210201644363 | 1-787-538-448

Property of Cook County Clerk's Office

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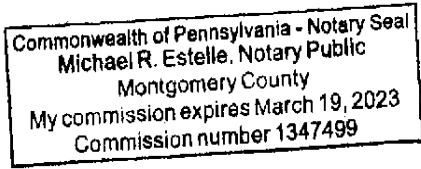
STATEMENT BY GRANTOR AND GRANTEE

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 February 15, 2021

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said REBEKAH SCHUECK
This 15, day of FEBRUARY, 2021
Notary Public [Signature]

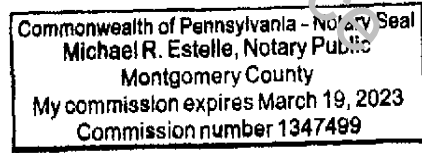


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date February 15, 2021

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said REBEKAH SCHUECK
This 15, day of FEBRUARY, 2021
Notary Public [Signature]



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)