

UNOFFICIAL COPY

Doc#: 2107112079 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/12/2021 10:20 AM Pg: 1 of 4

2101653IL/RTC
QUITCLAIM DEED

Dec ID 20210201649557
ST/CO Stamp 0-932-961-296

GRANTOR, PAUL R. DELLES and AMANDA A. SHELTON, husband and wife, who acquired title as a single man and a single woman (herein, "Grantor"), whose address is 1936 North Cherry Hill Drive, Arlington Heights, IL 60004, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, PAUL R. DELLES and AMANDA A. SHELTON, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 1936 North Cherry Hill Drive, Arlington Heights, IL 60004, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

**Property Address: 1936 North Cherry Hill Drive,
Arlington Heights, IL 60004**

Permanent Index Number: 03-16-307-008-0001

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

[Signatures contained on the following page]

When recorded return to:

PAUL R. DELLES
AMANDA A. SHELTON
1936 NORTH CHERRY HILL DRIVE
ARLINGTON HEIGHTS, IL 60004

Send subsequent tax bills to:

PAUL R. DELLES
AMANDA A. SHELTON
1936 NORTH CHERRY HILL DRIVE
ARLINGTON HEIGHTS, IL 60004

This instrument prepared by:

LEILA L. HALE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
320 W OHIO ST. #3E
CHICAGO, IL 60654

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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: 2/10/2021

Signature: Paul K. Della
Grantor or Agent

Subscribed and sworn to before me by the said _____ this 10 day of February, 2021.

Notary Public Danielle M. [Signature]

The grantee or his/her agent affirms that, to the best of his/her 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: 2/10/2021

Signature: Paul K. Della
Grantee or Agent

Subscribed and sworn to before me by the said _____ this 10 day of February, 2021.

Notary Public Danielle M. [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 the provisions of Section 4 of the Illinois Real Estate Transfer Act.)

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EXHIBIT A

[Legal Description]

LOT 124 IN HARRIS PROSPECT PARK UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This property constitutes the homestead real property of grantor.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion of title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.