

UNOFFICIAL COPY

Doc#: 2109806241 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/08/2021 01:00 PM Pg: 1 of 3

QUITCLAIM DEED

Mail to:
Alberto Minzer and Maria F. Ruiz
766 North Walden Drive
Palatine, IL, 60067

Dec ID 20210201650674
ST/CO Stamp 1-321-273-872

WITNESSETH, that the grantor, Alberto Minzer, married to Maria F. Ruiz, of 766 North Walden Drive, Palatine, IL, 60067, for the consideration of Ten & no./100 (\$10.00) and other good & valuable consideration, in hand paid, does hereby remise, release and quitclaim unto Alberto Minzer and Maria F. Ruiz, a married couple, as tenants by the entirety, of 766 North Walden Drive, Palatine, IL, 60067, all right, title, interest and claim in the following described Real Estate, situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL

P.I.N. 02-15-112-042-0000
Property Address: 766 North Walden Drive, Palatine, IL, 60067

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E, SECTION 4 OF THE REAL ESTATE TRANSFER ACT.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this 19th day of February, 2020.


Alberto Minzer


Maria F. Ruiz, signing for the sole purpose of waiving homestead

STATE OF ILLINOIS, COUNTY OF COOK:

The undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Alberto Minzer and Maria F. Ruiz are personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead. Given under my hand and official seal this 19th day of February, 2020.


Notary Public

My commission expires 7/2/21

Mail subsequent tax bills to: Alberto Minzer and Maria F. Ruiz, 766 North Walden Drive
Palatine, IL, 60067

THIS INSTRUMENT PREPARED BY: Gardi & Haight, Ltd. 939 N. Plum Grove Road, Suite C
Schaumburg, IL 60173

OFFICIAL SEAL
CORLISS LINDENBERG
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 07/02/21

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BW20052219

Exhibit A

THAT PORTION OF LOT 13 IN TIMBERLAKE ESTATES, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF PALATINE, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 84.97 FEET ALONG THE NORTH LINE OF SAID LOT 13 FOR THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 63.00 FEET ALONG A LINE PASSING THROUGH A BRICK AND FRAME BUILDING ON THE CENTERLINE OF A PARTY WALL COMMON TO UNIT NO. 764 AND UNIT NO. 766 TO THE SOUTH LINE OF LOT 13; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 26.53 FEET ALONG THE SOUTH LINE OF SAID LOT 13; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 3.95 FEET TO AN EXTERIOR CORNER OF SAID BUILDING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 1.05 FEET ALONG THE EXTERIOR SURFACE OF SAID BUILDING TO AN EXTERIOR CORNER THEREOF; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 0.42 FEET TO THE CENTERLINE OF A PARTY WALL COMMON TO UNIT NO. 766 AND UNIT NO. 768; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 29.49 FEET ALONG THE CENTERLINE OF SAID PARTY WALL; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 0.33 FEET TO AN EXTERIOR CORNER OF SAID BUILDING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 28.50 FEET ALONG THE EXTERIOR SURFACE OF SAID BUILDING AND THE PROLONGATION THEREOF TO THE NORTH LINE OF LOT 13; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 25.44 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 02-15-112-042-0000

For Informational Purposes only: 766 North Walden Drive, Palatine, IL 60067.

REAL ESTATE TRANSFER TAX		10-MBT-2021
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
02-15-112-042-0000		20210201650674 1-321-273-872

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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: 2 19 2021

SIGNATURE: [Signature]
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:

Carolyn DeSantis

By the said (Name of Grantor): Alberto Minzer

On this date of: 2 19 2021

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: 2 19 2021

SIGNATURE: [Signature]
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:

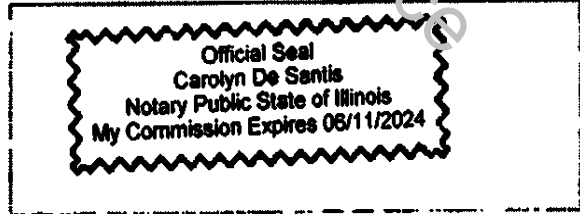
Carolyn DeSantis

By the said (Name of Grantee): Maria Fruz

On this date of: 2 19 2021

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)**)