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Doc# 2110212083 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/12/2021 08:51 AM Pg: 1 of 4

Dec ID 20210401685251

Quit Claim Deed

ILLINOIS STATUTORY

MAIL TO:

Guthrie & Brady
463 N. Roselle Rd
Roselle, IL 60172

NAME & ADDRESS OF TAXPAYER:

Mary Christine Danzi
675 N. Walden Drive
Palatine, IL 60067

THE GRANTOR(S) MARY CHRISTINE DANZI, a single woman, of 675 N. Walden Drive, of the Village of Palatine, of the County of Cook, of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM TO MARY CHRISTINE DANZI, as Trustee of THE MARY CHRISTINE DANZI LIVING TRUST, U/A DATED 03/24/21, of the Village of Palatine, of the County of COOK, the State of Illinois, all interest in the following described real estate situation in the County of , in the State of Illinois, to wit:

(LEGAL DESCRIPTION)

See exhibit 'a' attached.

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

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever,

Permanent Index Number(s): 02-15-112-048-0000

Property Address: 675 N. Walden Drive, Palatine, IL 60067

Dated this 24 day of March, 2021



MARY CHRISTINE DANZI

(Seal)

(Print or type name here)

(Seal)

(Print or type name here)

(Seal)

(Print or type name here)

(Seal)

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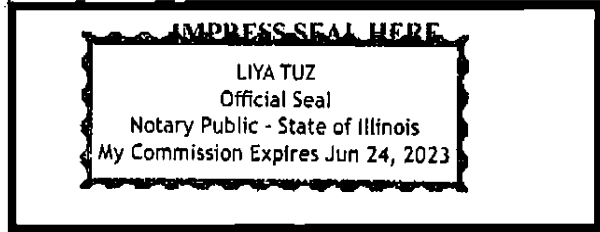
STATE OF ILLINOIS)
) SS.
COUNTY OF DeWitt

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT MARH CHRISTINE DANZI personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered the said instrument as free and voluntary act. for the uses and purposes therein set forth. including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 24 day of March, 2021

Liya Tuz

Notary Public
My commission expires on 06/24/23.



If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:

Mary Brady
Guthrie & Brady
Mary Brady
463 N. Roselle Road
Roselle, IL 60172

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E. SECTION 31-45, PROPERTY TAX CODE.

DATE: 03/24/2021

Mary Brady
Signature of Buyer, Seller or Representative.

This conveyance must contain the name and address of the Grantee for tax billing purposes (55ILCS 5/3-5020) and the name and address of the person preparing the instrument, (55ILCS 5/3-5022)

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Legal Description

PARCEL I: THAT PORTION OF LOT 4 IN THE TOWNHOMES OF TMBERLAKE ESTATES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NOR TH, RANGE 10 EAST OF THE THRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF PALATINE, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 23 DEGREES 14 MINUTES 45 SECONDS EAST 57.87 FEET ALONG THE WEST LINE OF SAID LOT 4 FOR THE POINT OF BEGINNING; THENCE NORTH 66 DEGREES 45 MINUTES 15 SECONDS EAST 61.00 FEET ON A LINE PASSING THROUGH THE CENTERLINE OF A PARTY WALL COMMON TO UNITS NO. 679 (8) AND 675 (C) TO A POINT ON THE EAST LINE OF SAID LOT 4; THENCE SOUTH 23 DEGREES 14 MINUTES 45 SECONDS EAST 25.67 FEET ALONG SAID EAST LINE OF LOT 4; THENCE SOUTH 66 DEGREES 45 MINUTES 15 SECONDS WEST 61.00 FEET ON A LINE PASSING THROUGH THE CENTERLINE OF A PARTY WALL COMMON TO UNITS NO. 675 (C) AND 671(0) TO THE WEST LINE OF LOT 4; THENCE NORTH 23 DEGREES 14 MINUTES 15 SECONDS WEST 25.67 FEET ALONG SAID WEST LINE OF SAID LOT 4 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL II: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND HOMEOWNER'S ASSOCIATION RECORDED MAY 2, 1990 AS DOCUMENT NUMBER 9020 I 697.

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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: 03 | 24 | 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: Liya Tuz

By the said (Name of Grantor): Mary Christine Danzi

AFFIX NOTARY STAMP BELOW

On this date of: 03 | 24 | 2021

NOTARY SIGNATURE: Liya Tuz



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: 03 | 24 | 2021

SIGNATURE [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

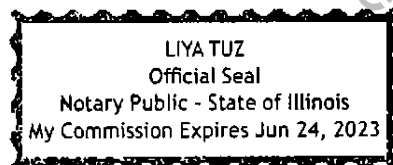
Subscribed and sworn to before me, Name of Notary Public: Liya Tuz

By the said (Name of Grantee): Mary Christine Danzi

AFFIX NOTARY STAMP BELOW

On this date of: 03 | 24 | 2021

NOTARY SIGNATURE: Liya Tuz



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)**)