

# UNOFFICIAL COPY

Doc# 2112501174 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/05/2021 10:34 AM Pg: 1 of 4

## QUIT CLAIM DEED Statutory (Illinois)

This instrument  
after recording mail to:

Austin Holdings LLC  
1151 Woodland Ave  
Batavia, IL 60510

Dec ID 20210401688893  
ST/CO Stamp 0-479-225-360

### NAME & ADDRESS OF TAXPAYER:

Austin Holdings, LLC  
1151 Woodland Ave.  
Batavia, IL 60510

Above Space for Recorder's Use Only

THE GRANTOR, **Function Properties LLC**, an Illinois business, whose principal place of business is **1151 Woodland Ave Batavia, IL 60510**, for and in consideration of TEN AND 00/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEYS AND QUIT CLAIMS to **Austin Holdings, LLC**, an Illinois series limited liability company, whose principal place of business is **1151 Woodland Ave., Batavia, IL 60510**, the following described Real Estate commonly known as:

Parcel 1:	PIN: 06-18-300-086-1001	75 North Willard Unit 1 Elgin, IL 60120
Parcel 2:	PIN: 06-18-300-086-1007	75 North Willard Unit 7 Elgin, IL 60120
Parcel 3:	PIN: 06-18-300-086-1012	75 North Willard Unit 12 Elgin, IL 60120
Parcel 4:	PIN: 06-18-300-086-1013	75 North Willard Unit 13 Elgin, IL 60120

situated in the County of Cook, in the State of Illinois, to wit:

SEE EXIBHT A



This is a NON-HOMESTEAD PROPERTY, however, to the extent that the Real Estate is deemed to be a homestead property then Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Chicago Title Insurance Company  
1795 West State Street  
Geneva, IL 60134



2100401290  
1005

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Dated this 6 day of April, 2021.

Function Properties, LLC

By: Timothy Ramseyer  
Timothy Ramseyer, Member

REAL ESTATE TRANSFER TAX		06-Apr-2021	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
06-18-300-086-1001		20210401688893   0-479-225-360	

State Of Illinois )  
) ss

County of Cook )

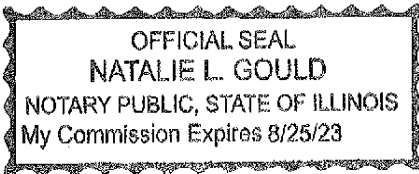
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Timothy Ramseyer, Member of Function Properties, LLC, a Illinois limited liability company**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they, respectfully, signed, sealed and delivered the said instrument as their free and voluntary act, and the free and voluntary act of said company, 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 6 day of April, 2021.

My commission expires on \_\_\_\_\_.

Natalie L. Gould  
Notary Public

(IMPRESS SEAL HERE)



COOK COUNTY - ILLINOIS TRANSFER STAMP  
EXEMPT UNDER PROVISIONS OF PARAGRAPH E  
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW.

Date: April 6 2021

Tim Ramseyer  
Buyer, Seller or Representative

**NAME AND ADDRESS OF PREPARER:**

Patrick Koziol  
Austin Holdings, LLC  
1151 Woodland Ave  
Batavia, IL 60510  
(630) 670-0512

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## EXHIBIT A

**PARCEL 1:** UNIT 1 IN 75 N. WILLARD ELGIN CONDOMINIUMS, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 6 IN LORD'S PARK TERRACE, BEING A SUBDIVISION OF PART OF THE LOT 16 OF THE COUNTY CLERK'S SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0417532071, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

**TAX NUMBER:** 06-18-300-086-1001

**STREET ADDRESS:** 75 N Willard Ave Unit 1

**CITY:** ELGIN      **STATE:** IL      **ZIP CODE:** 60120      **COUNTY:** Cook

**PARCEL 2:** UNIT 7 IN 75 N. WILLARD ELGIN CONDOMINIUMS, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 6 IN LORD'S PARK TERRACE, BEING A SUBDIVISION OF PART OF THE LOT 16 OF THE COUNTY CLERK'S SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0417532071, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

**TAX NUMBER:** 06-18-300-086-1007f

**STREET ADDRESS:** 75 N Willard Ave Unit 7

**CITY:** ELGIN      **STATE:** IL      **ZIP CODE:** 60120      **COUNTY:** Cook

**PARCEL 3:** UNIT 12 IN 75 N. WILLARD ELGIN CONDOMINIUMS, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 6 IN LORD'S PARK TERRACE, BEING A SUBDIVISION OF PART OF THE LOT 16 OF THE COUNTY CLERK'S SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0417532071, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

**TAX NUMBER:** 06-18-300-086-1012

**STREET ADDRESS:** 75 N Willard Ave Unit 12

**CITY:** ELGIN      **STATE:** IL      **ZIP CODE:** 60120      **COUNTY:** Cook

**PARCEL 4:** UNIT 13 IN 75 N. WILLARD ELGIN CONDOMINIUMS, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 6 IN LORD'S PARK TERRACE, BEING A SUBDIVISION OF PART OF THE LOT 16 OF THE COUNTY CLERK'S SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0417532071, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

**TAX NUMBER:** 06-18-300-086-1013

**STREET ADDRESS:** 75 N Willard Ave Unit 13

**CITY:** ELGIN      **STATE:** IL      **ZIP CODE:** 60120      **COUNTY:** Cook

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## STATEMENT BY GRANTOR AND GRANTEE

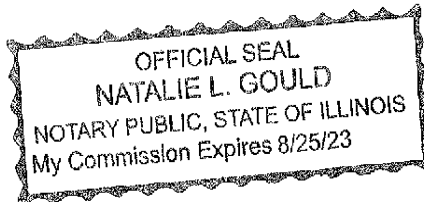
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: April 6, 2021

[Signature]  
Signature

Jim Ramsey  
Print Name



Subscribed and sworn to before me this 6 of April 2021

[Signature]  
Notary Public

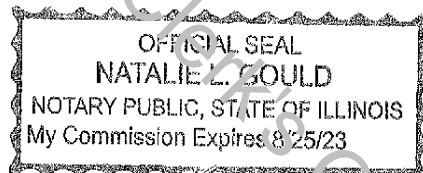
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: April 6, 2021

[Signature]  
Signature

Patrick Kowal  
Print Name



Subscribed and sworn to before me this 6 of April 2021

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