

# UNOFFICIAL COPY

## QUIT CLAIM DEED (ILLINOIS)

*PT 221021-00204(T) 383*

THE GRANTOR, Robert  
W. Schart, as trustee of  
the Robert W. Schart  
Living Trust dated April 9,  
2009, and any and all  
Amendments thereto,  
of the County of  
Cook, State of Illinois,  
for and in consideration  
of TEN DOLLARS, and  
other good and valuable  
consideration in hand paid,  
CONVEYS and QUIT CLAIMS TO:



\*2113206057D\*

Doc# 2113206057 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/12/2021 02:15 PM PG: 1 OF 4

THE GRANTEES, Robert W. Schart, as trustee of the Robert W. Schart Living Trust dated April 9, 2009, and any and all amendments thereto, as to an undivided one-half interest and Victoria L. Valenziano, as trustee of the Victoria L. Valenziano Living Trust dated May 2, 2013, and any and all amendments thereto, as to an undivided one-half interest,

The following described Real Estate situated in the County of Cook,  
in the State of Illinois, to wit:

See Attached Legal Description

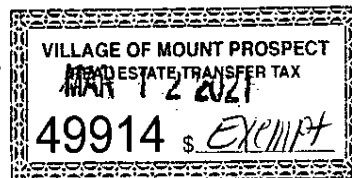
PERMANENT REAL ESTATE INDEX NUMBER: 03-27-100-092-1058

ADDRESS OF REAL ESTATE: 720 Creekside Dr., Unit 108, Mount Prospect,  
IL 60056

Dated this 10 day of March, 2021.

*Robert W. Schart*

Robert W. Schart, as trustee



### REAL ESTATE TRANSFER TAX

12-May-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

03-27-100-092-1058

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STATE OF ILLINOIS     )  
                                       )  
 COUNTY OF COOK        )     SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert W. Schart 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 signed, sealed and delivered the said instrument as his 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 official seal, this 10<sup>th</sup> day of March, 2021.

My Commission expires 7/31/23



Jane Kutska  
 Notary Public

THIS INSTRUMENT WAS PREPARED BY:

DOUGLAS D. DANIELSON, Esq.  
 1023 Huntington Drive  
 Aurora, IL 60506

After Recording Return To:

Burnet Title - Post Closing  
 1301 W. 22nd Street Suite 510  
 Oak Brook, IL 60523

Send Subsequent Tax Bills to and when Recorded Mail to:

GRANTOR / GRANTEE ADDRESSES

Robert W. Schart, as trustee of  
 the Robert W. Schart Living Trust dated April 9, 2009, and any and all amendments thereto  
 and Victoria L. Valenziano, as trustee of  
 the Victoria L. Valenziano Living Trust dated May 2, 2013, and any and all amendments thereto  
 720 Creekside Dr., Unit 108  
 Mount Prospect, IL 60056

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

3/10/21 Robert W. Schart  
 DATE BUYER, SELLER, BORROWER OR REPRESENTATIVE

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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT NUMBER 108-B AND THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P23B AND STORAGE SPACE S23B LIMITED COMMON ELEMENTS IN CREEKSIDE AT OLD ORCHARD CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PART OF LOTS 1 AND 2 IN OLD ORCHARD COUNTRY CLUB SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 27 AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28 BOTH IN TOWNSHIP 42 NORTH RANGE 11 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 NUMBER 96261584, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

### PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCELS 1 & 2 CREATED BY DECLARATION RECORDED AS DOCUMENT 96261584, AS AMENDED FROM TIME TO TIME.

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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: 3 | 10 | 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: \_\_\_\_\_

By the said (Name of Grantor): Robert W. Scharf

On this date of: 3 | 10 | 2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW

OFFICIAL SEAL  
DEBORAH D HOWELL  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES 07/16/22

### 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: 3 | 10 | 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: \_\_\_\_\_

By the said (Name of Grantee): Robert W. Scharf

On this date of: 3 | 10 | 2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW

OFFICIAL SEAL  
DEBORAH D HOWELL  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES 07/16/22

### 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)

rev. on 10.17.2016