

UNOFFICIAL COPY

QUITCLAIM DEED

THE GRANTOR, JACQUELINE FAVISH, not personally, but as Trustee of the JACQUELINE FAVISH TRUST, UNDER TRUST AGREEMENT DATED OCTOBER 1, 1997 of the County of Cook and the State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, CONVEYS and QUITCLAIMS to GRANTEE, RICHARD FAVISH and JACQUELINE FAVISH, as joint tenants, and not as tenants in common, of the County of Cook and the State of Illinois, all of Grantor's rights, title and interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHBIT "A"

Address: 280 North Westgate Road, Unit 334, Mount Prospect, Illinois 60056

Parcel Identification Number: 03-35-301-052-1094

Together with all and singular hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee and his successors and assigns

Dated this 15th day of July, 2021

JACQUELINE FAVISH, not personally, but as TRUSTEE under the JACQUELINE FAVISH TRUST DATED OCTOBER 1 1997

By: Jacqueline Favish
Jacqueline Favish, Trustee



Doc# 2120345005 Fee \$88.00

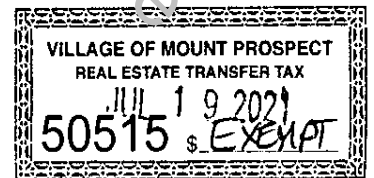
RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/22/2021 10:25 AM PG: 1 OF 4

This space for Recorder's use only.



REAL ESTATE TRANSFER TAX		22-Jul-2021
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00


03-35-301-052-1094 | 20210701603658 | 1-270-878-992

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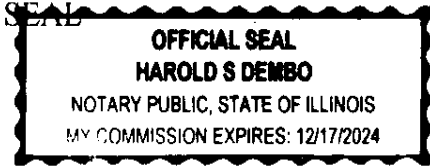
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jacqueline Favish, 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 she signed, sealed and delivered said instrument as her own free and voluntary act, and as Trustee of the Jacqueline Favish Trust, for the uses and purposes therein set forth.

Given under my hand and official seal this 15th day of July, 2021



Notary Public



Property of Cook County Clerk's Office

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

UNIT 334 IN WESTGATE OF MOUNT PROSPECT CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 17 IN C.A. GOELTZ PROSPECT GARDENS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4, TOGETHER WITH THE EAST 2/3 OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96959463, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

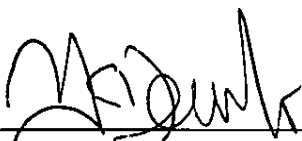
EASEMENT FOR INGRESS AND EGRESS, APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 96959463, IN COOK COUNTY, ILLINOIS.

This instrument prepared by
and please return to:

Harold S. Dembo
Much Shelist
191 N. Wacker Drive, Suite 1800
Chicago, Illinois 60606

I hereby declare that this attached deed represents a transaction exempt under provisions of Paragraph e, Section 4, of the Real Estate Transfer Tax Act.

By:



Harold S. Dembo

Dated: 7/15, 2021

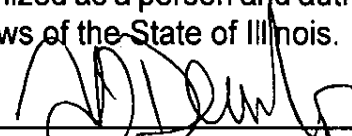
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STATEMENT BY GRANTOR AND GRANTEE

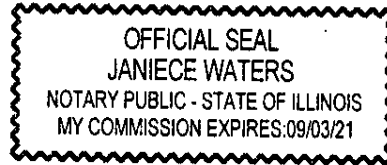
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to the real 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: July 15, 2021

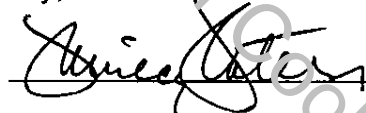
Signature: _____


Grantor or Agent

Subscribed and sworn to before me by the said Agent this 15 day of July, 2021



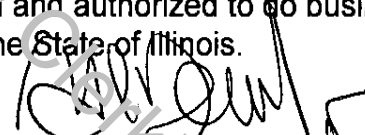
Notary Public: _____



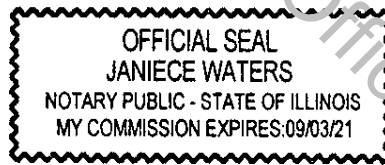
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: July 15, 2021

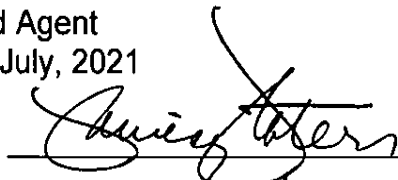
Signature: _____


Grantee or Agent

Subscribed and sworn to before me by the said Agent this 15 day of July, 2021



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