

UNOFFICIAL COPY

Doc# 2121021325 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/29/2021 01:56 PM Pg: 1 of 5

AFTER RECORDING RETURN TO:
Vylla Title, LLC
25 Enterprise, Suite 301
Aliso Viejo, CA 92656
File No. 101-10231777

Dec ID 20210701618528

MAIL TAX STATEMENTS TO:
Kurt G. Wunderlich
654 Littleton Trail
Elgin, IL 60120

Name & Address of Preparer:
Carlos Del Rio Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 06-20-208-017-1024 & 06-20-208-018-1024



QUITCLAIM DEED

This deed is being executed pursuant to that certain decree of divorce filed in Case No. 04-D-2339 in the records of Du Page County, State of Illinois insofar that Judith A. Wunderlich (grantor) has no further interest in the above described property and that there is no money due and payable by the Grantor to the Grantee.

THIS DEED made and entered into on this 20th day of AUGUST, 2020, by and between **Kurt G. Wunderlich, an unmarried man and Judith A. Wunderlich, an unmarried woman, formerly husband and wife**, a mailing address of 654 Littleton Trail, Elgin, IL 60120, hereinafter referred to as Grantor(s) and **Kurt G. Wunderlich, an unmarried man**, a mailing address of 654 Littleton Trail, Elgin, IL 60120, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.
Commonly known as: 654 Littleton Trail, Elgin, IL 60120

Prior instrument reference: Document Number: 0414740087, Recorded: 05/28/2004

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

UNOFFICIAL COPY

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois, if any.

"Exempt under provisions of Paragraph e"
Section 31-45; Real Estate Transfer Tax Act

8-20-20

Date

[Handwritten Signature]

Signature of Buyer, Seller or Representative

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 20th day of August, 2020.

[Handwritten Signature]

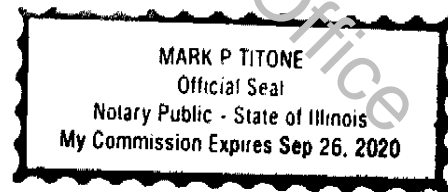
Kurt G. Wunderlich

STATE OF Illinois
COUNTY OF Cook

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Kurt G. Wunderlich, is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 20th day of August, 2020.

[Handwritten Signature]
Notary Public MARK P. TITONE
My commission expires: 9-26-2020



UNOFFICIAL COPY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 26th day of August, 2020.

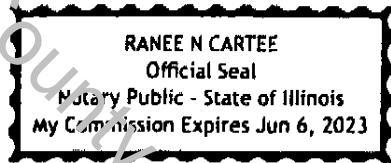
Judith A. Wunderlich
Judith A. Wunderlich

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Judith A. Wunderlich, is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 26th day of August, 2020.

Ranee N. Cartee
Notary Public
My commission expires: 6/6/2023



No title exam performed by the preparer. Legal description and party's names provided by the party.

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

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 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 title to real estate under the laws of the State of Illinois.

Dated 8-20, 2020

Signature: [Handwritten Signature]
Grantor, or Agent

Subscribed and sworn to before me by the said KURT G. WUNDERLICH this 20th day of AUGUST, 2020.

[Handwritten Signature]
Notary Public MARK P. TITONE
My commission expires: 9-26-2020



The Grantee or her/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 title to real estate under the laws of the State of Illinois.

Dated 8-20, 2020

Signature: [Handwritten Signature]
Grantee, or Agent

Subscribed and sworn to before me by the said KURT G. WUNDERLICH this 20th day of AUGUST, 2020.

[Handwritten Signature]
Notary Public MARK P. TITONE
My commission expires: 9-26-2020



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.)

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

THE LAND SITUATED IN COOK COUNTY, STATE OF ILLINOIS, IS DESCRIBED AS FOLLOWS:

PARCEL 1:

UNIT 22-2 IN FIELDSTONE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

PARTS OF FIELDSTONE UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20 AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, IN TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 08089911, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 OVER, ON, ACROSS AND THROUGH ADJOINING LAND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 08065512.

PARCEL ID NUMBER: 06-20-208-017-1024 & 06-20-208-018-1024

PROPERTY COMMONLY KNOWN AS: 654 LITTLETON TRAIL, ELGIN, IL 60120