

# UNOFFICIAL COPY

Doc#: 2121139183 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/30/2021 10:14 AM Pg: 1 of 7

Dec ID 20210501624743

## QUITCLAIM DEED

**GRANTOR**, ERIC HARTMANN and HEATHER HARTMANN, who acquired title as HEATHER MCLAIN, husband and wife, who acquired title as a divorced man and an unmarried woman (herein, "Grantor"), whose address is 425 Holly Drive, Streamwood, IL 60107-1640, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, ERIC HARTMANN and HEATHER HARTMANN, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 425 Holly Drive, Streamwood, IL 60107-1640, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 425 Holly Drive, Streamwood,  
IL 60107-1640

Permanent Index Number: 06-23-404-005-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any. And said Grantor hereby releases and waives all marital property rights and all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 16 day of APRIL, 2021.

FILE # FIMH-IL-163479

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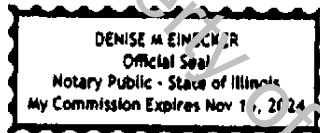
GRANTOR



ERIC HARTMANN

STATE OF Illinois  
COUNTY OF COOKThis instrument was acknowledged before me on April 16, 2021, by ERIC HARTMANN.

[Affix Notary Seal]

Notary Signature: Denise M EinckerPrinted name: Denise M EinckerMy commission expires: 11-16-2024

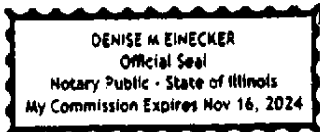
GRANTOR



HEATHER HARTMANN, who acquired title as HEATHER MCLAIN

STATE OF Illinois  
COUNTY OF COOKThis instrument was acknowledged before me on April 16, 2021, by HEATHER HARTMANN, who acquired title as HEATHER MCLAIN.

[Affix Notary Seal]

Notary Signature: Denise M EinckerPrinted name: Denise M EinckerMy commission expires: 11-16-2024EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/1-5(E) -  
ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100Kalina Gibr, Agent  
Signature of Buyer/Seller/Representative05-07-2021  
Date

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## EXHIBIT A

[Legal Description]

LOT 790 IN WOODLAND HEIGHTS UNIT 2 BEING A SUBDIVISION IN SECTION 23 AND 26, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN RECORDER'S OFFICE NOVEMBER 28, 1958 AS DOCUMENT 17389928, IN COOK COUNTY, ILLINOIS.

This property constitutes the homestead real property of grantor.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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: MAY 05, 2021

Signature: Kelcie Coote, Agent  
Grantor or Agent

Subscribed and sworn to before  
me by the said Kelcie Coote  
this 07 day of MAY,  
20 21.

Notary Public Neisha L. Schwartz



The grantee or his/her agent affirms that, to the best of his/her 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: MAY 07, 2021

Signature: Kelcie Coote, Agent  
Grantee or Agent

Subscribed and sworn to before  
me by the said Kelcie Coote  
this 07 day of MAY,  
20 21.

Notary Public Neisha L. Schwartz



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 Act.)



Declaration ID: 20210501624743

Status: Declaration Accepted

Document No.: Not Recorded

State/County Stamp: Not Issued

City Stamp:

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## COOK COUNTY

### Real Estate Transfer Declaration

#### PROPERTY IDENTIFICATION:

Address of Property 425 HOLLY DR STREAMWOOD 60107-1640  
 Street or Rural Route City ZIP

Permanent Real Estate Index No. 06-23-404-005-0000 Township Hanover

Date of Deed 4/16/2021 Type of Deed Quit Claim Deed

#### TYPE OF PROPERTY:

- ☒ Single Family ☐ Commercial  
☐ Condo, co-op ☐ Industrial  
☐ 4 or more units (residential) ☐ Vacant Land  
☐ Mixed use (commer. & resid.) ☐ Other (select description)

#### INTEREST TRANSFERRED:

- ☒ Fee title ☐ Controlling interest in real estate entity (ord. Sec. 2)  
☐ Beneficial interest in a land trust  
☐ Lessee interest in a ground lease ☐ Other (select description)

#### LEGAL DESCRIPTION:

Sec. 23 Twp. Hanover Range 09

LOT 790 IN WOODLAND HEIGHTS UNIT 2, BEING A  
 SUBDIVISION IN SECTIONS 23, TOWNSHIP 41 NORTH, RANGE  
 09, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
 COUNTY, ILLINOIS.

#### COMPUTATION OF TAX:

Full actual consideration	10.00
Less amount of personal property included in purchase	0.00
Net consideration for real estate	10.00
Less amount of mortgage to which property remains subject	0.00
Net taxable consideration	10.00
Amount of tax stamps (\$0.25 per \$500 or part thereof)	0.00

ATTESTATION OF PARTIES: we hereby declare the full actual consideration and above facts contained in the declaration to be true and correct.

HEATHER L MCLAIN 425 HOLLY DR STREAMWOOD 60107-1640  
 Name and Address of Seller Street or Rural Route City ZIP Code

ERIC HARTMANN 425 HOLLY DR STREAMWOOD 60107-1640  
 Name and Address of Buyer Street or Rural Route City ZIP Code

☐ Buyer has a different mailing address for tax documents.

ERIC HARTMANN 425 HOLLY DR STREAMWOOD IL 60107-1640  
 Name or company Street address City State ZIP Code

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**Exempt Transfers****(Select the Appropriate Exemption)**

Exempt transfers are subject to the requirement contained in subsection 7(c) of this ordinance.

7(c) "No transfer shall be exempt from the tax imposed by this ordinance unless the declaration describes the facts supporting the exemption and is accompanied by such supporting documentation as the Recorder may reasonably require."

☐ Transfer is not exempt.☐ A. Transfers of real property made prior to May 21, 1979, where the deed was recorded after that date or assignments of beneficial interest in real property dated prior to August 1, 1985, where the assignment was delivered on or after August 1, 1985;☐ B. Transfers involving real property acquired by or from any governmental body or acquired by any corporation, society, association, foundation, or institution organized and operated exclusively for charitable, religious, or educational purposes or acquired by any international organization not subject to local taxes under applicable law;

FEIN of entity holding IRS Tax Exempt Status \_\_\_\_\_

Note: Prepare to present proof of IRS tax exempt status, if requested, at time of recording.

☐ C. Transfers in which the deed, assignment, or other instrument of transfer secures debt or other obligation;☐ D. Transfers in which the deed, assignment, or other instrument of transfer, without additional consideration, confirms, corrects, modifies, or supplements a deed, assignment, or other instrument of transfer previously recorded or delivered;☒ E. Transfers in which the transfer price is less than \$100,000;☐ F. Transfers in which the deed is a tax deed;☐ G. Transfers in which the deed, assignment, or other instrument of transfer releases property which secures debt or other obligations;☐ H. Transfers in which the deed is a deed of partition; provided, however, that if a party receives a share greater than its undivided interest in the real property, then such party shall be liable for tax computed upon any consideration paid for the excess;☐ I. Transfers between a subsidiary corporation and its parent or between subsidiary corporations of a common parent either pursuant to a plan of merger or consolidation or pursuant to an agreement providing for the sale of substantially all of the seller's assets;☐ J. Transfers from a subsidiary corporation to its parent for no consideration other than the cancellation or surrender of the subsidiary's stock and transfers from a parent corporation to its subsidiary for no consideration other than the issuance or delivery to the parent of the subsidiary's stock;☐ K. Transfers made pursuant to a confirmed plan of reorganization as provided under section 1146 (c) of Chapter 11 of the U.S. Bankruptcy Code of 1978, as amended;

Provide bankruptcy court docket number: \_\_\_\_\_

☐ L. Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States, except that such deeds shall not be exempt from filing the declaration; and☐ M. Transfers in which the deed or other instrument of transfer is issued to the mortgagee or secured creditor pursuant to a mortgage or security interest foreclosure proceeding or sale or pursuant to a transfer in lieu of foreclosure.

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Declaration ID: 20210501624743

Status: Declaration Accepted

State/County Stamp: Not Issued

Documnet No.: Not Recorded

**Additional Sellers Information**

Seller's name	Seller's address (after sale)	City	State	ZIP	Seller's phone	Country
ERIC HARTMANN	425 HOLLY DRIVE	STREAMWOOD	IL	601071640	8474099617	USA

**Additional Buyers Information**

Buyer's name	Buyer's address (after sale)	City	State	ZIP	Buyer's phone	Country
HEATHER HARTMANN	425 HOLLY DRIVE	STREAMWOOD	IL	601070000	8474069617	USA

Property of Cook County Clerk's Office