

# UNOFFICIAL COPY

Doc# 2124217136 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/30/2021 10:45 AM Pg: 1 of 5

## QUIT CLAIM DEED

### PREPARED BY & RETURN TO:

Mages & Price LLC  
1110 W. Lake Cook Road, Suite 385  
Buffalo Grove, IL 60089

### NAME & ADDRESS OF TAXPAYER:

Peter & Kathleen Timmers  
3940 W. Bryn Mawr, #402  
Chicago, IL 60659

Dec ID 20210801632065  
ST/CO Stamp 1-868-107-536  
City Stamp 1-435-457-296

GRANTORS, Peter W. Timmers, a widower, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, releases any interest he may have in and to the real estate described below and CONVEYS and QUIT CLAIMS to Peter W. Timmers, of 3940 W. Bryn Mawr, #402, Chicago, IL 60659 and Kathleen Timmers, of 460 Le Parc Circle, Buffalo Grove, IL 60089, as joint tenants with rights of survivorship, all interests in the following described Real Estate situated in the County of Cook, State of Illinois, to-wit:

#### PARCEL 1:

UNIT 402 IN CONSERVANCY AT NORTH PARK CONDOMINIUM IS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PREMISES:

THAT PART OF THE EAST 833 FEET OF THE WEST 883 FEET OF THE NORTH 583 FEET OF THE SOUTH 633 FEET OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF THE LAND DEDICATED FOR PUBLIC ROADWAY BY DOCUMENT 26700736) DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE EAST ON THE NORTH LINE OF SAID TRACT A DISTANCE OF 415.45 FEET, THENCE SOUTH A DISTANCE OF 20.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ON THE LAST DESCRIBED LINE 89.0 FEET, THENCE EAST 78.0 FEET; THENCE SOUTH 10.0 FEET; THENCE EAST 48.0 FEET; THENCE NORTH 10.0 FEET; THENCE 78.0 FEET, THENCE NORTH 89.0 FEET; THENCE WEST 204.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95039646 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 402 AND STORAGE SPACE 402 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 95039646

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PARCEL 3:

GRANTOR ALSO HEREBY GRANTS TO GRANTEES, THEIR HEIRS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF THE PROPERTY SET FORTH IN THE MASTER DECLARATION RECORDED OCTOBER 28, 1994 AS DOCUMENT 94923280 INCLUDING EASEMENTS FOR INGRESS AND EGRESS OVER COMMON PROPERTY AND THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 18, 1995 AS DOCUMENT 95039646 AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS THE RIGHTS AND EASEMENTS SET FORTH IN SAID MASTER DECLARATION AND DECLARATION OF CONDOMINIUM FOR THE BENEFIT OF THE PROPERTY DESCRIBED HEREIN.

TO HAVE AND TO HOLD said premises in fee simple forever.

Permanent Index Number(s): ~~13-02-300-002-8881, 13-02-300-002-8982~~ 13-02-300-008-1022

Property Address: 3940 West Bryn Mawr, Unit 402, Chicago, IL 60659

Dated this 26<sup>th</sup> day of May, 2021.

Peter W. Timmers  
Peter W. Timmers

STATE OF Illinois )  
 ) SS  
COUNTY OF Lake )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT Peter W. Timmers personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth,

Given under my hand and official seal, this 26<sup>th</sup> day of May, 2021.



[Signature]  
Notary Public

COOK COUNTY - ILLINOIS TRANSFER STAMP

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
\_\_\_\_\_ e \_\_\_\_\_ SECTION 4, REAL ESTATE  
TRANSFER ACT

DATE: 5/26/21

[Signature]  
Buyer, Seller or Representative

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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: 5 | 26 | 2021

SIGNATURE: *Peter W. Timmers*  
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): *Peter Timmers*

On this date of: 5 | 26 | 21

NOTARY SIGNATURE: *Marc Price*

AFFIX NOTARY STAMP BELOW



### 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: 5 | 26 | 21

SIGNATURE: *Kathleen Timmers*  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

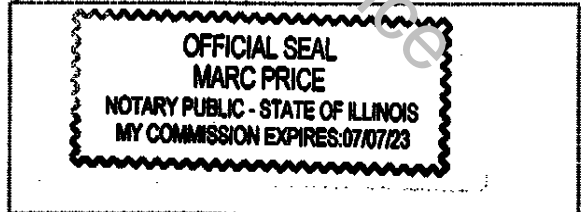
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): *Kathleen Timmers*

On this date of:           |          | 20

NOTARY SIGNATURE: *Marc Price*

AFFIX NOTARY STAMP BELOW



### 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)**

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Property of Cook County Clerk's Office

PROPERTY TRANSFER TAX

24-Aug-2021



CHICAGO:

0.00

ACTA:

0.00

TOTAL:

0.00

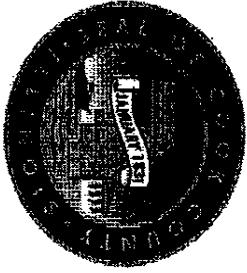
13-02-300-008-1022 | 20210801632065 | 1-435-457-296

\* Total does not include any applicable penalty or interest due.

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## REAL ESTATE TRANSFER TAX

24-Aug-2021



<b>COUNTY:</b>	0.00
<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>	0.00

13-02-300-008-1022

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1-868-107-536

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