

# UNOFFICIAL COPY



\*2127801025D\*

AFTER RECORDING RETURN TO:

Closing USA, LLC  
7665 Omnitech Pl.  
Victor, NY 14564  
File No. CL210093848LD

Doc# 2127801025 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/05/2021 03:31 PM PG: 1 OF 6

MAIL TAX STATEMENTS TO:

**Lisa Schnaedter**  
**Jason Schnaedter**  
692 N Hidden Prairie Court  
Palatine, IL 60067

Name & Address of Preparer:

Carlos Del Rio, Esq  
8940 Main Street  
Clarence, NY 14031  
716-634-3405

Parcel ID No.: 02-15-102-145

## QUITCLAIM DEED

THIS DEED made and entered into on this 22 day of September, 2021, by and between **Lisa Schnaedter, a married woman joined in execution by her spouse Jason Schnaedter**, a mailing address of 692 N Hidden Prairie Court, Palatine, IL 60067, hereinafter referred to as Grantor(s) and **Lisa Schnaedter and Jason Schnaedter, wife and husband, as tenants by the entirety**, a mailing address of 692 N Hidden Prairie Court, Palatine, IL 60067, 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, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 692 N Hidden Prairie Court, Palatine, IL 60067

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

09/22/2021  
Date

Lisa C. Schnaedter  
Signature of Grantee - Lisa Schnaedter

REAL ESTATE TRANSFER TAX		05-Oct-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
02-15-102-145-0000	20210901687403	1-083-748-496

S /  
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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.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 22 day of September, 2021.

Lisa C. Schnaedter  
Lisa Schnaedter

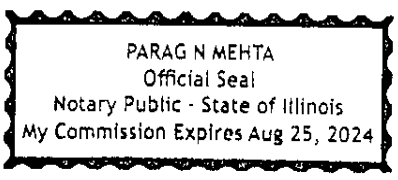
Jason Schnaedter  
Jason Schnaedter

STATE OF IL  
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Lisa Schnaedter and Jason Schnaedter 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 22<sup>nd</sup> day of SEPT, 2021

Parag N Mehta  
Notary Public  
My commission expires: AUG 25 2024



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

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## STATEMENT BY GRANTOR AND GRANTEE

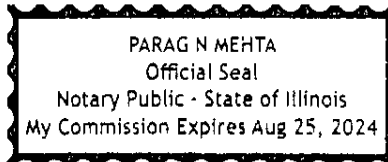
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 September 22, 2021.

Signature: [Handwritten Signature]  
Grantor, or Agent

Subscribed and sworn to before me by the said LISA SCHNAEDTER this  
22nd day of SEPT, 2021.

[Handwritten Signature]  
Notary Public  
My commission expires: AUG 25 2024



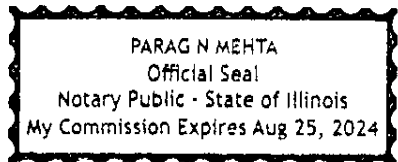
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 <sup>LS 22</sup> September 22, 2021.

Signature: [Handwritten Signature]  
Grantee, or Agent

Subscribed and sworn to before me by the said LISA SCHNAEDTER and JASON SCHNAEDTER this  
22nd day of SEPT, 2021.

[Handwritten Signature]  
Notary Public  
My commission expires: AUG 25 2024



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.)

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## Exhibit A

### Legal Description

All that Land situate in Cook County, State of Illinois, to-wit:

PARCEL 1:

THE WEST 32.58 FEET OF LOT 2 IN HIDDEN PRAIRIE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 2001, AS DOCUMENT NUMBER 0010625389, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

AN EASEMENT FOR INGRESS, EGRESS AND ACCESS FROM ALL PORTIONS OF THE PROPERTY TO A PUBLIC RIGHT OF WAY OR OTHER PORTIONS OF THE PROPERTY AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR HIDDEN PRAIRIE RECORDED JULY 16, 2001, AS DOCUMENT NUMBER 0010625390, IN COOK COUNTY, ILLINOIS.

Parcel/APN/Tax ID: 02-15-102-145-0000

Property of Cook County Clerk's Office

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## NON REPRESENTATION ACKNOWLEDGMENT

The undersigned, Jason Schnaedter and Lisa Schnaedter, acknowledges that they have not received any legal or tax representations from Closing USA with regard to the transfer and/or refinance of the property located at 692 N HIDDEN PRAIRIE CT., Palatine, State of IL.

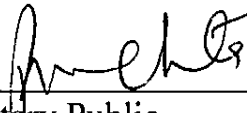
The undersigned recognizes that the transfer and/or refinance may present legal and tax implications for which Closing USA and its agents and/or representatives have not and will not offer advice, representation or counseling.

The undersigned acknowledges that they have the ability and are encouraged to seek counseling prior to signing any documents which may affect the above stated premises.

Dated: 09/22/2021

  
\_\_\_\_\_  
Jason Schnaedter  
  
\_\_\_\_\_  
Lisa Schnaedter

Sworn to before me this 22<sup>nd</sup> day of SEPT 2021

  
\_\_\_\_\_  
Notary Public



CL210093848LD

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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

Jason and Lisa Schnaedter, being duly sworn on oath, states that they resides at 692 N. Hidden Prairie Ct. Palatine, IL 60067 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
  - OR -
  - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that they makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Lisa Schnaedter  
Lisa Schnaedter Jason Schnaedter

SUBSCRIBED and SWORN to before me

this 27<sup>TH</sup> day of SEPT, 2024.

Parag Mehta  
PARAG MEHTA

