

# UNOFFICIAL COPY

Doc#: 2129125099 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/18/2021 04:27 PM Pg: 1 of 6

Dec ID 20211001608773  
ST/CO Stamp 0-763-615-376

Prepared By:  
Margaret Daun, Attorney at Law, 13805 W. Burleigh Rd, Ste 100, Brookfield, WI 53005

Mail Tax Statement to: Tyler Patrick Shane and Lauren Therese Shane  
13417 Red Fox Court, Lemont, IL 60439

Return to: Better Settlement Services, LLC  
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Permanent Real Estate Index Number: 22-35-307-030-0000  
BSS-IL-RF-1043995  
RECORD 1ST

## QUITCLAIM DEED

TYLER P. SHANE and LAUREN T. SHANE, or their successor(s), not individually, but as Co-Trustees under The SHANE FAMILY TRUST dated January 14, 2020, whose mailing address is 13417 Red Fox Court, Lemont, IL 60439 (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 (\$10.00), and other good and valuable consideration, does hereby CONVEY and QUITCLAIM unto TYLER PATRICK SHANE and LAUREN THERESE SHANE, a married couple, as joint tenants with right of survivorship, whose address is 13417 Red Fox Court, Lemont, IL 60439, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

Lot 21 in Unit One of Jeanettes Fox Hills being a Subdivision of part of the South 1/2 of Section 35, Township 37 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

BEING the same which Tyler P. Shane and Lauren T. Shane, his wife by Deed dated January 14, 2020 and recorded February 19, 2020 in the Office of the County Recorder for the County of Cook, State of Illinois in Instrument No. 2005008165 conveyed unto Tyler P. Shane and Lauren T. Shane, or their successor(s), not individually, but as Co-Trustees under the Shane Family Trust dated January 14, 2020, as tenants by the entirety.

Property Address: 13417 Red Fox Court, Lemont, IL 60439

This conveyance made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

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IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 17<sup>th</sup> day September, 2021.

TYLER P. SHANE, or their successor(s), not individually, but as  
Co-Trustee under The SHANE FAMILY TRUST dated January 14, 2020

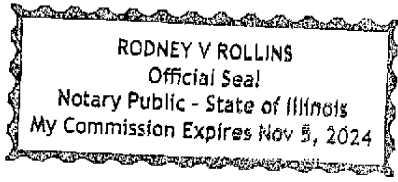
By: *[Signature]* (Seal)  
TYLER P. SHANE, Co-Trustee

STATE OF ILLINOIS }  
COUNTY OF Cook } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, TYLER P. SHANE, or their successor(s), not individually, but as Co-Trustee under The SHANE FAMILY TRUST dated January 14, 2020, in his/her full and authorized capacity on behalf of said trust, is 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 he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of 17<sup>th</sup> day of September, 2021.

*[Signature]*  
Notary Public  
My Commission expires: 11/05/2024



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 17<sup>th</sup> day September, 2021.

LAUREN T. SHANE, or their successor(s), not individually, but as Co-Trustees under The SHANE FAMILY TRUST dated January 14, 2020

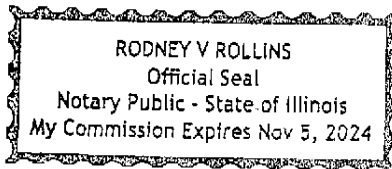
By: Lauren T. Shane (Seal)  
LAUREN T. SHANE, Co-Trustee

STATE OF ILLINOIS }  
COUNTY OF Cook } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, LAUREN T. SHANE, or their successor(s), not individually, but as Co-Trustees under The SHANE FAMILY TRUST dated January 14, 2020, in his/her full and authorized capacity on behalf of said trust, is 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 he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of 17<sup>th</sup> day of September, 2021.

R.V.R.  
Notary Public  
My Commission expires: 11/05/2024



Cook County Clerk's Office


# UNOFFICIAL COPY

This copy is provided by the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph E Section 31.45, Property Tax Code.

Date: 09/17/2021



Signature of Agent:

  
\_\_\_\_\_  
Rebekah Schueck

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

<b>REAL ESTATE TRANSFER TAX</b>		15-Oct-2021
		<b>COUNTY:</b> 0.00
		<b>ILLINOIS:</b> 0.00
		<b>TOTAL:</b> 0.00
22-35-307-030-0000	20211001605773	0-763-615-376

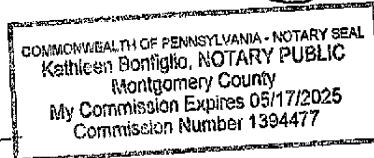
# UNOFFICIAL COPY

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 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 09/30/2021 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
by the said Rebekah Schueck  
dated 9/30/2021

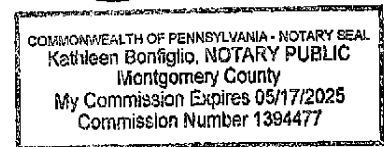


Notary Public [Signature]

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

Dated 09/30/2021 Signature: [Signature]  
Grantee of Agent

Subscribed and sworn to before me  
by the said Rebekah Schueck  
dated 9/30/2021



Notary Public [Signature]

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**