

UNOFFICIAL COPY

Doc#: 2130907532 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/05/2021 10:07 AM Pg: 1 of 3

Dec ID 20211001616602

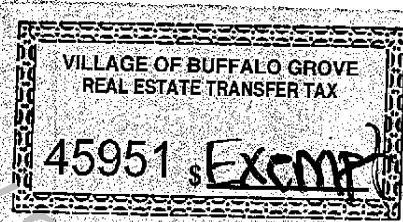
QUITCLAIM DEED

Return / Mail To: NCS
9087 Foothills Blvd. Ste 700
Roseville, CA 95747

Mail to:

Howard Hass
547 Parkview Terrace
Buffalo Grove, IL 60089

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300



Name and Address of Tax
Payer:

Howard Hass
Audrey J. Weinstein
547 Parkview Terrace
Buffalo Grove, IL 60089
2301-265510

Exempt under provisions of Paragraph E of 35 IL CS 200/31-45, Real Estate Transfer Act.

9/15/2020
Date

[Signature]
Buyer, Seller or Representative

THE GRANTOR: HOWARD HASS, an unmarried man, (marital status omitted in prior vesting deed referenced herein below) residing at 547 Parkview Terrace, Buffalo Grove, IL 60089, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, do hereby CONVEYS and QUITCLAIMS to GRANTEES, HOWARD HASS, an unmarried man and AUDREY J. WEINSTEIN, an unmarried woman, residing at 547 Parkview Terrace, Buffalo Grove, IL 60089 all the right, title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as: **547 Parkview Terrace, Buffalo Grove, IL 60089** and legally described as follows: to wit:

A CONDOMINIUM COMPRISED OF: UNIT NUMBER 14-4 IN COVINGTON MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 27412916 AND AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO HOWARD HASS FROM AUDREY J. WEINSTEIN, DIVORCED, NOT SINCE REMARRIED BY WARRANTY DEED RECORDED June 27th 2006 IN INSTRUMENT NO. 0617846106, IN THE LAKE COUNTY RECORDERS OFFICE.

UNOFFICIAL COPY

Property Tax ID: 03-08-201-038-1100

The legal description was provided by agent for grantor.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the above granted premises unto the party of the second part, Grantees, not as tenants in common, but as joint tenants, so that upon the death of one of the entire fee simple title shall vest in the survivor.

DATED THIS 31st DAY OF August, 2020.

GRANTOR:

Howard Hass
HOWARD HASS

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that HOWARD HASS, 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 signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my and official seal this 31st day of August, 2020.

Marta Milowicki
NOTARY PUBLIC

MY COMMISSION EXPIRES: 07-02-22



COUNTY -- ILLINOIS TRANSFER STAMP

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE as required by §55 ILCS 5/3-5020 (form Ch. 34, par 3-5020)

Grantor Section

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 (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorize 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 08-31, 2020.

Signature: Howard Hass
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 by the said HOWARD HASS this 31st day of August, 2020.

Notary Public Marta Milowicki



GRANTEE SECTION

The **Grantee** of his/her 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.

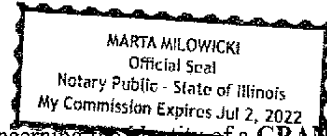
Dated 08-31, 2020.

Signature: Howard Hass
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 by the said HOWARD HASS this 31st day of August, 2020.

Notary Public Marta Milowicki



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.

(Attached to **Deed** or **ABI** to be recorded in Cook County, Illinois, if exempt under the provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)