

# UNOFFICIAL COPY

Doc#: 2133707066 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 12/03/2021 06:32 AM Pg: 1 of 4

## QUIT CLAIM DEED JOINT TENANCY

### PREPARED BY:

BRIAN J. O'CONNOR  
1804 N. Naper Blvd., Ste. 350  
Naperville, IL 60583  
630-682-0085

Dec ID 20211001697601

ST/CO Stamp 0-443-933-328

City Stamp 1-029-956-240

### RETURN TO & FUTURE TAX BILLS TO:

WILLIAM BYRNE  
204 Woodland Road  
Libertyville, IL 60048

THE GRANTOR, WILLIAM B. BYRNE, of 204 Woodland Road, Libertyville, IL 60048, for and in consideration of the sum of Ten Dollars and other valuable consideration in hand paid Conveys and Quit Claims to myself, WILLIAM B. BYRNE, and my friend, MARIA ROSARIO SAMALA, of 272 Pembroke Lane, Mundelein, IL 60060, not as Tenants in Common but as JOINT TENANTS, the described real estate:

### Legal description:

Unit Number 2S in 4629-31 North Malden Condominium as delineated on a Survey of the following described Real Estate: Lot 127 Sheridan Drive Subdivision in the North West 1/4 of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 91037808 together with its undivided percentage interest in the Common Elements in Cook County, Illinois.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FOR IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

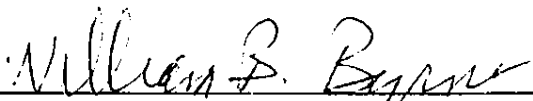
THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Permanent Tax Index Number: PIN 14-17-110-026-1002

Property Address: 4629 N. Malden, Unit 2S, Chicago, IL 60640, Cook Co.

SUBJECT TO: General real estate taxes for the year 2020 and thereafter; easements, covenants, conditions & restrictions of record; zoning laws & ordinances; drain tiles, ditches, feeders & laterals.

DATED: Oct 6, 2021.

  
WILLIAM B. BYRNE

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF KANE )

We, the undersigned witnesses, hereby certify that the above Instrument was on the date thereof signed by the Grantor, WILLIAM B. BYRNE, in our presence and that we, at his request and in his presence and in the presence of each other, have signed our names as witnesses thereto, believing to best of our knowledge that the Owner was at the time of signing of sound mind and memory, and under no undue influence.

Danielle Rich  
WITNESS #1 [Signature]

174 S. Elm Ave  
[Address]

South Elgin, IL 60177  
[Address]

Heidi Nelson  
WITNESS #2 [Signature]

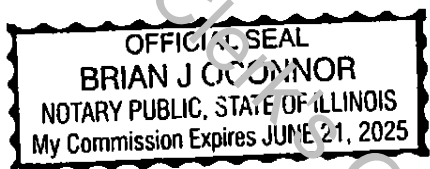
11800 N. O'Brien  
[Address]

Mineola IL 60449  
[Address]

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF KANE )

I, the undersigned, a Notary Public in and for KANE County, Illinois, DO HEREBY CERTIFY that Grantor, WILLIAM B. BYRNE, personally known to me to be the same person whose name is subscribed to the foregoing instrument, and both Witness #1, Danielle Rich, and Witness #2, Heidi Nelson, appeared before me this day in person and acknowledged that Grantor signed, sealed and delivered the said instrument as his free and voluntary act.

GIVEN under my hand and seal  
this Oct. 6, 2021.  
Brian J. O'Connor  
Notary Public



Exempt under provisions of Paragraph e, Section 31-45 of the Real Estate Transfer Tax Law.

DATED: Oct. 6, 2021.

Brian J. O'Connor  
Signature of Grantor or Representative

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## PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of KANE

William Byrne, being duly sworn on oath, states that he resides at 204 Woodland Road, Libertyville, IL 60048. 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.

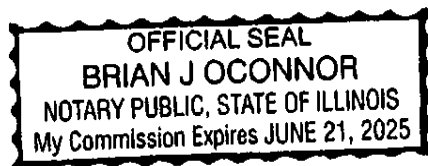
Affiant further state that he makes this affidavit for the purpose of inducing the Clerk's Office of Cook County Illinois, to accept the attached deed for recording.

William B Byrne

SUBSCRIBED and SWORN to before me

this 6<sup>th</sup> day of October, 2021.

Brian J OConnor



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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: 10 16 2021

SIGNATURE: [Signature]

GRANTOR or AGENT

Att'y for Grantor

**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:

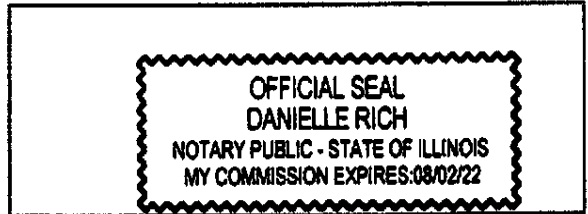
Danielle Rich

By the said (Name of Grantor): Att'y Brian J. O'Connor

AFFIX NOTARY STAMP BELOW

On this date of: 10 16 2021

NOTARY SIGNATURE: [Signature]



### 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: 10 16 2021

SIGNATURE: [Signature]

GRANTEE or AGENT

Att'y for Grantee

**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:

Danielle Rich

By the said (Name of Grantee): Att'y Brian J. O'Connor

AFFIX NOTARY STAMP BELOW

On this date of: 10 16 2021

NOTARY SIGNATURE: [Signature]



### 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)**