

# UNOFFICIAL COPY



Doc# 2201122005 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/11/2022 09:24 AM PG: 1 OF 4

QUIT CLAIM DEED  
ILLINOIS STATUTORY  
Individual

THE GRANTORS, Lawrence Trzaskus and Linda Trzaskus, husband and wife, of the Village of Palatine, County of Cook, State of Illinois, for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to Lawrence J. Trzaskus, as Trustee of the Lawrence J. Trzaskus Living Trust, dated July 29, 2002, and to Linda M. Trzaskus, as Trustee of the Linda M. Trzaskus Living Trust, dated July 29, 2002, as tenants in common with each Trust having a 50% interest in the property of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

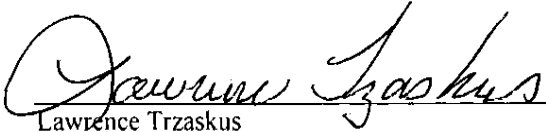
*See Exhibit "A" attached hereto and made a part hereof*

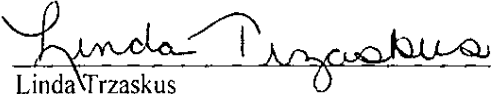
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 02-15-112-061-0000

Address(es) of Real Estate: 577 Walden Drive, Palatine, Illinois 60067

Dated this 21 day of December, 2021

  
Lawrence Trzaskus

  
Linda Trzaskus

#### REAL ESTATE TRANSFER TAX

11-Jan-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

02-15-112-061-0000

| 20211201684341 | 2-121-356-944

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STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT 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 they signed, sealed and delivered the said instrument as their 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 hand and official seal, this 21 day of December, 2021.



Vincent J. Tenuto (Notary Public)

**Prepared by:** James Tenuto  
Attorney at Law  
1205 N. Anvil Court  
Addison, IL 60101

**Mail to:** James Tenuto  
1205 N. Anvil Court  
Addison, IL 60101

**Name and Address of Taxpayer:**

Lawrence and Linda Trzaskus  
577 N. Walden Drive  
Palatine, IL 60067

Exempt under 35 ILCS 200/31-45 paragraph E  
Section 4, Real Estate Transfer Act

Date:

James Tenuto  
Signature of Buyer, Seller or Representative

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## Exhibit "A" – Legal Description

**PARCEL I: THE SOUTH 29.36 FEET OF THE NORTH 59.91 FEET OF LOT 7 AS MEASURED ALONG THE EAST AND WEST LINES THEREOF, IN THE TOWNHOMES OF TIMBERLAKE ESTATES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF PALATINE, IN COOK COUNTY, ILLINOIS.**

**PARCEL II: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND HOMEOWNER'S ASSOCIATION RECORDED MAY 2, 1990 AS DOCUMENT NUMBER 90201697.**

### NOTE FOR INFORMATIONAL PURPOSES ONLY:

**Commonly known as: 577 Walden Drive, Palatine, Illinois 60067**

**Permanent Real Estate Index Number: 02-15-112-061-0000**

Property of Cook County Clerk's Office

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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: 12 | 21 | 2021

SIGNATURE: *Lawrence Trzaskus*  
GRANTOR OR AGENT  
Lawrence Trzaskus

**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: Vincent J. Tenuto

By the said (Name of Grantor): Lawrence Trzaskus

On this date of: 12 | 21 | 2021

NOTARY SIGNATURE: *Vincent J. Tenuto*

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: 12 | 21 | 2021

SIGNATURE: *Linda Trzaskus*  
GRANTEE OR AGENT  
Linda Trzaskus

**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: Vincent J. Tenuto

By the said (Name of Grantee): Linda Trzaskus

On this date of: 12 | 21 | 2021

NOTARY SIGNATURE: *Vincent J. Tenuto*

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)**)