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Doc#: 2203212133 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/01/2022 07:45 AM Pg: 1 of 6

Dec ID 20220101604690



File Number: ORG-216471

This instrument prepared by: Ross M. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law,
101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605.

Requested by/Return to:
Title365 (Omaha)
11010 Burdette Street
PO Box 641010
Omaha, NE 68164

Mail Tax Statements To: Declan R. Delaney and Joanna Delaney: 100 South Emerson Street
#315, Mount Prospect, IL 60056

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
08-12-108-046-1173 and 08-12-108-046-1216 and 08-12-108-046-1302

QUITCLAIM DEED

Exempt: Section 35 ILCS 200/31-45(d): corrective deed

Declan R. Delaney and Joanna Delaney who acquired title as **Joanna Ignacik**, hereinafter grantors, whose tax-mailing address is **100 South Emerson Street #315, Mount Prospect, IL 60056**, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Declan R. Delaney and Joanna Delaney**, not in tenancy in common, but in joint tenancy with right of survivorship, hereinafter grantees, whose tax mailing address is **100 South Emerson Street #315, Mount Prospect, IL 60056**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land hereinafter referred to is situated in the City of Mount Prospect, County of Cook, State of IL, and is described as follows: Unit(s) #E-315, EP-19, and ES-19 in the Lofts at Village Centre, a Condominium as delineated on a survey of the following described real estate: Lot 1 in Village Centre Phase 1-B, being a Resubdivision of the Northwest Quarter of Section 12, Township 41, Range 11, East of the Third Principal Meridian, according to the

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Plat thereof recorded December 6, 2001 as Document 0011155055, and Lot 1 in Village Centre Phase 1-C, being a Resubdivision of part of the Northwest Quarter of Section 12, Township 41 North, Range 11 East of Third Principal Meridian, according to the Plat thereof recorded on September 25, 2006 as Document 0626817174 of in Cook County, Illinois, which survey is attached as Exhibit C to the Declaration of Condominium recorded as Document Number 0021438162 and as amended from time to time, together with its undivided percentage interest in the common elements. APN: 08-12-108-046-1173 and 08-12-108-046-1216 and 08-12-108-046-1302.

Being the same premises conveyed from Kevin M. Cooky, divorced and not since remarried and Fabiola Alonso-Huerta, divorced and not since remarried to Declan R. Delaney and Joanna Ignaciuk in a deed dated 03/22/2019 and recorded date 03/29/2019 in Instrument Number 1908808051 of the official records.
Property Address is: 100 South Emerson Street #315, Mount Prospect, IL 60056

Prior instrument reference: 1908808051

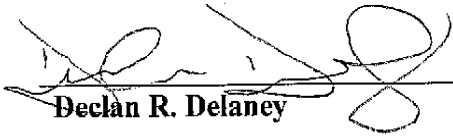
The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

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Executed by the undersigned on 09/30, 2021:

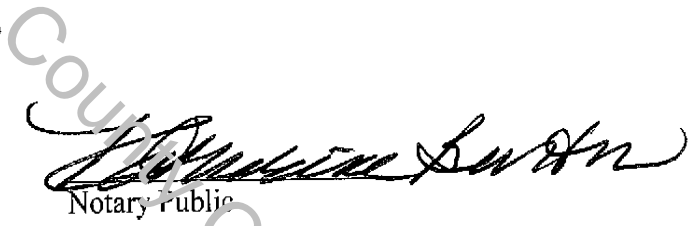


Declan R. Delaney

STATE OF Illinois
COUNTY OF COOK

The foregoing instrument was acknowledged before me on September 30, 2021 by **Declan R. Delaney** who is personally known to me or has produced Ill. Driver's Lic. as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.





Notary Public

Property of Cook County Clerk's Office

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Executed by the undersigned on 09/30, 2021:

Joanna Delaney
Joanna Delaney

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me on September 30, 2021 by **Joanna Delaney** who is personally known to me or has produced Illinois Driver's License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Katherine Burton
Notary Public

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**MUNICIPAL TRANSFER STAMP
(If Required)**

**COUNTY/ILLINOIS TRANSFER STAMP
(If Required)**

EXEMPT under provisions of Paragraph D Section 31-45, Property Tax Code.

Date: 09/30/2021



Buyer, Seller or Representative

Property of Cook County Clerk's Office

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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 land trust is either a natural person, and 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 of Grantor or Agent



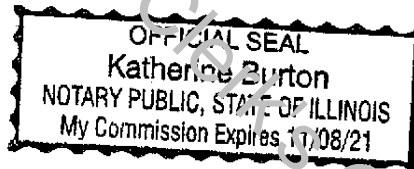
Subscribed and sworn to before
Me by the said Steven R Delaney
this 30th day of September,
2021.

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 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.

Date 09/30, 2021

[Signature]
Signature of Grantee or Agent



Subscribed and sworn to before
Me by the said Steven R Delaney
This 30th day of September,
2021.

NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)