

UNOFFICIAL COPY

FIRST AMERICAN TITLE
FILE # 3109903

Doc#. 2203521210 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/04/2022 09:51 AM Pg: 1 of 5

QUIT CLAIM DEED

ILLINOIS STATUTORY

Dec ID 20220201613773
ST/CO Stamp 1-834-717-584

Property of Cook County Clerk's Office

THE GRANTORS, ADRIAN ANGYALOSY and ALINA ANGYALOSY, his wife, of the City of Glenview IL, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS in hand paid, CONVEYS and QUIT CLAIMS to:

HELIOS DEVELOPMENT, LLC an Illinois Limited Liability Company
1307 Brook Lane, Glenview, IL

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.

SUBJECT TO: covenants, conditions, and restrictions of record, and to General Taxes for 2020 and subsequent years and any open mortgage(s) of record not paid off as of the recording date of this QCD.

Permanent Real Estate Index Number(s): 05-33-406-016-0000

Address(es) of Real Estate: 1513 MAPLE AVE., WILMETTE, IL 60091

Dated this 10 day of December, 2021.

(SEAL) [Signature] (SEAL)
ADRIAN ANGYALOSY

(SEAL) [Signature] (SEAL)
ALINA ANGYALOSY

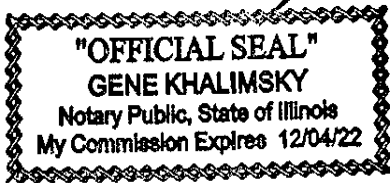
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STATE OF ILLINOIS, COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ADRIAN ANGYALOSY and ALINA ANGYALOSY, his wife, 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 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 10 day of December, 2021.

 (Notary Public)



EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 31 - 45,
REAL ESTATE TRANSFER TAX LAW
DATE: 12/10/21

Signature of Buyer, Seller or Representative

Prepared By: **JAKUBCO RICHARDS & JAKUBCO P.C.**
2224 WEST IRVING PARK ROAD
CHICAGO, ILLINOIS 60618

Mail To:
Helios Development LLC
1307 Brook Lane
Glenview IL 60025
Name & Address of Taxpayer:
Helios Development LLC
1307 Brook Lane
Glenview IL 60025

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 44 IN BLOCK 2 IN BAUER'S ADDITION TO WILMETTE IN FRACTIONAL QUARTER SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 05-33-406-016-0000 (Vol. 108)

Property Address: 1513 Maple Avenue, Wilmette, Illinois 60091-3242

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Real Estate Transfer Tax
EXEMPT

Name of Buyer:
 HELIOS DEVELOPMENT, LLC

Issue Date 12/13/2021

Revenue Stamps:

		Qty	
Village of Wilmette	EXEMPT	1	= EXEMPT
Real Estate Transfer Tax			
Stamp #:	KF 2021-12-13 1513 MAPLE AVE		

Property Address:
 1513 MAPLE AVE
 WILMETTE, IL. 60091

Property of Cook County Clerk's Office

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First American

First American Title Insurance Company
27775 Diehl Road

Warrenville, IL 60555
Phone: (630)799-7389
Fax: (866)225-0823

STATEMENT BY GRANTOR AND GRANTEE

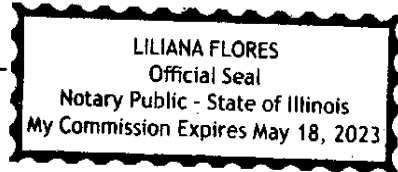
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: December 14, 2021

Signature: *Griffin Daniel*
Grantor or Agent

Subscribed and sworn to before me by the said _____, affiant, on December 14, 2021.

Notary Public *Liliana Flores*



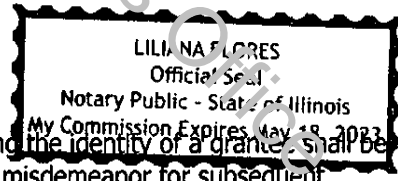
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: December 14, 2021

Signature: *Griffin Daniel*
Grantee or Agent

Subscribed and sworn to before me by the said _____, affiant, on December 14, 2021.

Notary Public *Liliana Flores*



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