

UNOFFICIAL COPY

Doc#. 2204012397 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/09/2022 12:01 PM Pg: 1 of 4

Quit Claim Deed

Dec ID 20220201620225
ST/CO Stamp 1-659-220-368
City Stamp 1-951-216-016

MAIL TO:

Joseph D. Cook
782 Busse Highway
Park Ridge, IL 60068

SEND TAX BILL TO:

Robert Scott Daggett
2401 W. Balmoral Ave., Unit 2B
Chicago, IL 60625

THE GRANTORS, RD ROBERT SCOTT DAGGETT, RD ANN DAGGETT, and HIEN THI NGUYEN, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM to ROBERT SCOTT DAGGETT RD and ANN DAGGETT, husband and wife, as tenants by the entirety, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

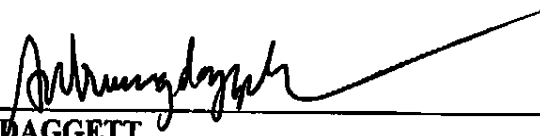
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Property Address: 2401 W. Balmoral Ave., Unit 2B, Chicago, IL 60625
Permanent Index Number(s): 13-12-226-020-1008



ROBERT SCOTT DAGGETT RD (Seal)

Dated this 5 day of Jan, 2021 2022 RD



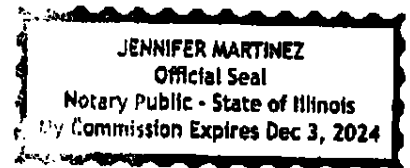
ANN DAGGETT (Seal)

Dated this 5 day of Jan, 2021 2022 ^{AD}



HIEN THI NGUYEN (Seal)

Dated this 15 day of Jan, 2021 2022 ^{HN}



UNOFFICIAL COPY



STATE OF Virginia)
COUNTY OF Prince William) SS

I, Ishani Sirisena, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that ROBERT SCOTT DAGGETT 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 wavier of the right of homestead.

Given under my hand and official seal, this day of 5 / Jan, 2022
Commission expires: 6/30/2024

Ishani Sirisena
Notary Public

STATE OF Virginia)
COUNTY OF Prince William) SS

I, Ishani Sirisena, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that ANN DAGGETT 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 she signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth, including the release and wavier of the right of homestead.

Given under my hand and official seal, this day of 5 / Jan, 2022
Commission expires: 6/30 /2024

Notary Public

STATE OF IL)
COUNTY OF Cook) SS

I, Jennifer Martinez, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that HIEN THI NGUYEN 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and wavier of the right of homestead.

Given under my hand and official seal, this day of January 15th, 2021-2022

Commission expires: 12/03/2024

Jennifer Martinez
Notary Public



This instrument was prepared by: Joseph D. Cook, Esq., 782 Busse Hwy., Park Ridge, IL 60068

EXEMPT UNDER PROVISIONS OF THE REAL ESTATE TRANSFER ACT. Paragraph E, Section 4

[Signature]
Signature of Grantee, ROBERT SCOTT DAGGETT RD

[Signature]
Signature of Grantee, ANN DAGGETT

DATE: 1/5/2022

DATE: 1/5 / 2022

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 2401-2B, IN THE BALMORAL COURTS CONDOMINIUMS II, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: (PART 1 D) THAT PART OF LOT 4 (EXCEPT THAT PART FALLING IN WESTERN AVENUE AS WIDENED) THE NORTH 66 FEET OF LOT 5 (EXCEPT THAT PART FALLING IN WESTERN AVENUE AS WIDENED) ALSO A STRIP OF LAND 16 ½ FEET IN WIDTH LYING WEST OF AND ADJOINING SAID TO 4 AND THE SAID NORTH 66 FEET OF LOT 5 AND LYING BETWEEN THE NORTH LINE OF SAID LOT 4 EXTENDED WEST AND THE SOUTH LINE OF THE SAID NORTH 66 FEET OF LOT 5 EXTENDED WEST, ALL IN ASSESSOR'S DIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TAKEN AS ONE TRACT, LYING EAST OF A LINE DRAWN AT RIGHT ANGLES FROM A POINT IN THE NORTH LINE OF SAID TRACT, SAID POINT BEING 118.00 FEET WEST OF THE NORTHEAST CORNER THEREOF, TO A POINT IN THE SOUTH LINE OF SAID TRACT, SAID POINT BEING 121.99 FEET WEST OF THE SOUTHEAST CORNER THEREOF, AND LYING NORTH OF A LINE 88.73 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT, IN COOK COUNTY, ILLINOIS. ALSO: (PART 2 PARCEL D) THE WEST 18 FEET OF THE NORTH 80.76 FEET (AS MEASURED ALONG THE NORTH AND WEST LINES) OF THE FOLLOWING, TAKEN AS A TRACT: LOT 4 (EXCEPT THAT PART FALLING IN WESTERN AVENUE AS WIDENED), THE NORTH 66 FEET OF LOT 5 (EXCEPT THAT PART FALLING IN WESTERN AVENUE AS WIDENED) AND ALSO A STRIP OF LAND 16 ½ FEET IN WIDTH LYING WEST OF AND ADJOINING SAID LOT 4 AND THE SAID NORTH 66 FEET OF LOT 5 AND LYING BETWEEN THE NORTH LINE OF SAID LOT 4 EXTENDED WEST AND THE SOUTH LINE OF THE SAID NORTH 66 FEET OF LOT 5 EXTENDED WEST, ALL IN ASSESSOR'S DIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL E: THAT PART OF THE SOUTH HALF OF LOT 3 (EXCEPT THAT PART OF SAID LOT FALLING IN JOHN GUINAND'S SUBDIVISION AND ALSO EXCEPT THAT PART CONDEMNED FOR WIDENING WESTERN AVENUE) IN ASSESSOR'S DIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. LYING EAST OF THE EAST LINE OF THE NORTH AND SOUTH ALLEY WHICH ADJOINS SAID PREMISES TO THE NORTH THEREOF EXTENDED SOUTH, IN COOK COUNTY, ILLINIOS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0708915046, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-9 AND STORAGE SPACE S-8, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0708915046.

The premises commonly known as:

Property Address: 2401W. Balmoral Ave., Unit 2B, Chicago, IL 60625

Permanent Index Number(s): 13-12-226-020-1008

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STATEMENT BY GRANTORS AND GRANTEES

The GRANTORS, or their agent, affirm that to the best of their knowledge the name of the GRANTEES shown on the deed is either a natural person(s), an Illinois corporation, 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.

Signature: [Signature] Dated: 1/5, 2021 2022 AD
ROBERT SCOTT DAGGETT (Grantor)

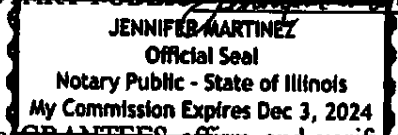
Signature: [Signature] Dated: 1/5, 2021 2022 AD
ANN DAGGETT (Grantor)

Signature: [Signature] Dated: 1/15, 2021 2022 HN
HIEN THI NGUYEN (Grantor)

SUBSCRIBED AND SWORN TO BEFORE ME BY ROBERT SCOTT DAGGETT THIS 5 DAY OF Jan, 2021
NOTARY PUBLIC [Signature]

SUBSCRIBED AND SWORN TO BEFORE ME BY ANN DAGGETT THIS 5 DAY OF Jan, 2021
NOTARY PUBLIC [Signature]

SUBSCRIBED AND SWORN TO BEFORE ME BY HIEN THI NGUYEN THIS 15th DAY OF January, 2021
NOTARY PUBLIC [Signature]



The GRANTORS affirm and verify that the names of the GRANTEE shown on the deed is either a natural person(s), an Illinois corporation, 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.

Signature: [Signature] Dated: 1/5, 2021 2022 AD
ROBERT SCOTT DAGGETT (Grantee)

Signature: [Signature] Dated: 1/5, 2021 2022 AD
ANN DAGGETT (Grantee)

SUBSCRIBED AND SWORN TO BEFORE ME BY ROBERT SCOTT DAGGETT THIS 5 DAY OF Jan, 2021
NOTARY PUBLIC [Signature]

SUBSCRIBED AND SWORN TO BEFORE ME BY ANN DAGGETT THIS 5 DAY OF Jan, 2021
NOTARY PUBLIC [Signature]