

UNOFFICIAL COPY

Doc#: 2204807208 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/17/2022 01:50 PM Pg: 1 of 6

WF-250793-0

Exempt under provisions of
Paragraph E, Section 31-45,
Property Tax Code.

Dec ID 20220201626996

Maureen Butler

Buyer, Seller, or Representative

When recorded, return deed to:
Doma Insurance Agency, Inc.
FKA States Title Agency, Inc.
Recording Dept
4 Park Plaza, Suite 1500
Irvine, CA 92614

Mail tax bills to:
1685 West Edgewater Lane,
Palatine, IL 60067

Prepared by Patrick Goodwin
c/o Betters Law Firm PLLC
800 Town & Country Blvd, Suite
500
Houston, TX 77024

Space above this line for Recorder's Use

QUITCLAIM DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Maureen L. Butler, joined in execution by spouse Michael Winkler, whose address is 1685 West Edgewater Lane, Palatine, IL 60067 ("Grantor(s)"), does hereby convey and quitclaim to Maureen Butler and Michael Winkler, wife and husband, as joint tenants, with an address of 1685 West Edgewater Lane, Palatine, IL 60067 ("Grantee(s)"), the following described property situated in the County of Cook, State of Illinois, to wit:

LOT 22 IN MORGAN'S GATE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND THE SOUTH EAST 1/4 OF SECTION 8, AND THE SOUTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MEDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1987 AS DOCUMENT 87425912, IN COOK COUNTY, ILLINOIS.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

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Being the same property conveyed to Grantor by instrument recorded on 06/11/2009 at Doc#: 0916255050 with the Recorder of Cook County, Illinois.

Permanent Index No: 02-08-411-002

Property Address: 1685 West Edgewater Lane, Palatine, IL 60067. This address is provided for informational purposes only

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

Dated this 11 day of February, 2022

[Signature Page Follows]

FILE WF-250793-0

Property of Cook County Clerk's Office

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GRANTOR(S):

Michael Winkler

Michael Winkler

ACKNOWLEDGMENT

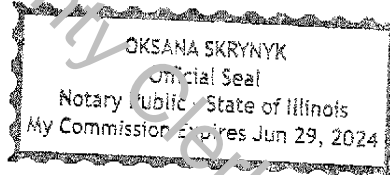
STATE OF IL)
)
COUNTY OF COOK)

This instrument was acknowledged before me on this 11th day of February 2022, Michael Winkler.

Oksana Skrynyk

Notary Public

My Commission Expires: 06.29.2024



Property of Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR(S):

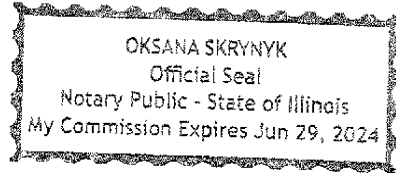
Maureen Butler
Maureen L. Butler

ACKNOWLEDGMENT

STATE OF IL)
)
COUNTY OF COOK)

This instrument was acknowledged before me on this 11th day of February 2022, Maureen L. Butler.

[Signature]
Notary Public



My Commission Expires: 06.29.2024

This instrument was prepared by Patrick Goodwin, a licensed attorney in this state, c/o Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@betterslawfirm.com, 713-360-6290 (without the benefit of title review). Information contained in this deed was provided to the preparer by a party's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. The preparer did not review a title search or provide legal advice regarding this document or the transaction. Any questions regarding this deed should be directed to: Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@betterslawfirm.com, 713-360-6290.

*** Exempt under provisions of Paragraph E, Section 31-45, Property Tax Code.***

2/11/22 Maureen Butler
Date Buyer, Seller, or Representative

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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: 2-11-22

SIGNATURE: Maureen Butler

GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

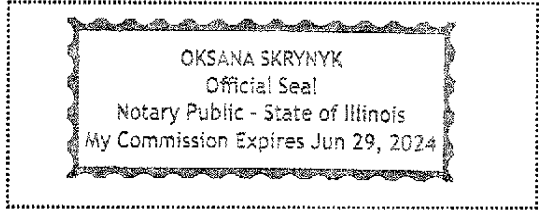
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): Maureen Butler

On this date of: February 11, 2022

NOTARY SIGNATURE: [Signature]

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 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: 2-11-22

SIGNATURE: Maureen Butler

GRANTEE or AGENT

GRANTEE 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: _____

By the said (Name of Grantor): Maureen Butler

On this date of: February 11, 2022

NOTARY SIGNATURE: [Signature]

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)

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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of COOK

_____, being
duly sworn on oath, states that _____ resides at _____. 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 _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Maureen Butler

SUBSCRIBED and SWORN to before me

this 11 day of February, 2022

[Signature]

