UNOFFICIAL COPY

Sw-274755-0

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

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:
518 South Arlington Heights Road,
Arlington Heights, IL 60005

Prepared by Patrick Goodwin c/o Betters Law Firm PLLC 800 Town & Country Blvd, Suite 500 Houston, TX 77024 Doc#. 2206142091 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 03/02/2022 04:13 PM Pg: 1 of 7

Dec ID 20220301639974

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, Matthew J. Klenda and Britany M. Glim, now known as Britany Klenda, who acquired title as single individuals, whose address is 518 South Arlington Heights Road, Arlington Heights, IL 60005 ("Grantor(s)"), does hereby convey and quit taim to Matt Klenda and Britany Klenda, a married couple, with an address of 518 South Arlington Peights Road, Arlington Heights, IL 60005 ("Grantee(s)"), the following described property situated in the County of Cook, State of Illinois, to wit:

LOT 5 IN BLOCK 9 IN ARLINGTON ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION OF LOT 12 (EXCEPT THE NORTH 2 1/2 CHAINS OF THE EAST 2.0 CHAINS THEREOF), IN SECTION 32, IN THE ASSESSOR'S DIVISION OF SECTION 29, 30, 31 AND 32, IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

Being the same property conveyed to Grantor by instrument recorded on 10/13/2015 at Doc# 1528608113 with the Recorder of Cook County, Illinois.

2206142091 Page: 2 of 7

UNOFFICIAL COPY

Permanent Index No: 03-32-130-018-0000

Property Address: 518 South Arlington Heights Road, Arlington Heights, IL 60005. 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 19th day of Feb , 7022 274355
COOK COUNTY CLERK'S OFFICE [Signature Page Follows]

FILE SW-274355-O

2206142091 Page: 3 of 7

UNOFFICIAL COPY

GRANTOR(S):
Bruten Kleider
Britany M. Glim, now known as Britany Klenda
ACKNOWLEDGMENT
STATE OF)
COUNTY CF (OO)
This instrument was acknowledged before me on this day of
2022, Britany M. Gira, now known as Britany Klenda.
Notary Public Gerson Fernandez
Official Seal My Commission Expires: المعتادة ا
A MU (O More coins Pour / 1 am F
Sold Annual Control of the Control o
4,
· · · · ·
$\bigcirc_{\mathcal{E}}$
Thy Collan Issidir Expires Jun 25, 2024

2206142091 Page: 4 of 7

UNOFFICIAL COPY

25 p
Matthew J. Klenda
ACKNOWLEDGMENT
STATE OF)
COUNTY OF COOL)
This instrument was acknowledged before me on this day of day of feb
2022, Matthew J. Jlenda.
GERSON FERNANDEZ Official Seal Notable Public Fernande
Notary Public No
My Commission Expires: Jone 25, 20 12

This instrument was prepared by Patrick Goodwin, a licer sed atterney in this state, c/o Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, in o@betterslawfirm.com, 713-360-6290 (without the benefit of title review). Information contained in this deed was provided to he 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 revie v z 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@betterslawfi m.com, 713-360-6290.

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

9/14/39.

GRANTOR(S):

Date

Buyer, Seller, or Representative

2206142091 Page: 5 of 7

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown

GRANTOR SECTION

On this date of:

NOTARY SIGNATURE:

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. 1,2 (91 2022 SIGNATURE: DATED: GRANTOR NOTAR SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature. Subscribed and s vo.n to before pge. Name of Notary Public: By the said (Name of Grantor): Withher The The AFFIX NOTARY STAMP BELOW On this date of: GERSON FERNANDEZ Official Seal Notary Public - State of Illinois **NOTARY SIGNATURE:** My Commission Expires Jun 25, 2024 **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 ar Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in \(\mathbb{!\frac{1}{2}}\), (c)s, 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. 02/1a/2022 DATED: SIGNATURE: GRANTÉE 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: AFFIX NOTARY STAMP DELOW By the said (Name of Grantor):

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 <u>GRANTEE</u> shall be guilty of a <u>GLASS C MISDEMEANOR</u> for the <u>FIRST OFFENSE</u>, and of a <u>GLASS A MISDEMEANOR</u>, for subsequent offenses.

(Attach to <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u> (35 ILCS 200/Art, 31)

GERSON FERNANDEZ
Official Seal

Notary Public - State of Illinois
My Commission Expires Jun 25, 2024

UNOFFICIAL,COPY

State of Illinois County of Cook Kenya Riyas _____, being duly sworn on oath, states that <u>Matt Klenda</u> resides . That the attached deed is not in violation of 765 ILCS 205/ 1 for one at 518 S Arlington Heights Road of the following reasons: Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; - ORthe 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. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or 3. easements of access. The sale or exchange or parcels of land between owners of adjoining and contiguous land. 4. 5. The conveyance of parcels of land or interes's trerein for use as right of way fro railroads or other public utility facilities, which does not involve any new streets or easements of access. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements 6. 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. Conveyances made to correct descriptions in prior conveyances. 8. 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. _____ makes this affidavit for the purpose of inducing the Clerk's Office of Cook County Affiant further state that ___ Illinois, to accept the attached deed for recording. SUBSCRIBED and SWORN to before me

. 20

See Attached

this _____ day of _

2206142091 Page: 7 of 7

UNOFFICIAL COPY

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document, State of California County of before me, Mirhan Hassanein, Notary Public (insert name and title of the officer) Ker.yu Rivas personally appeared who proved to me on the basis or satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

MIRHAN HASSANEIN
COMM. #2236734 z
Notary Public - California Corange County
My Comm. Expires Apr. 2, 2022

TO OFFICE