

# UNOFFICIAL COPY

Doc#: 2206206175 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/03/2022 11:43 AM Pg: 1 of 6

AFTER RECORDING RETURN TO:  
Closing USA, LLC  
7665 Omnitech Pl.  
Victor, NY 14564  
File No. CL220011949LD

Dec ID 20220201632341

MAIL TAX STATEMENTS TO:

**Janet Levin**  
125 Picardy Ln  
Wheeling, IL 60090

Name & Address of Preparer:  
Carlos Del Rio, Esq.  
8940 Main Street  
Clarence, NY 14031  
716-634-3405

Parcel ID No.: 03-02-108-025-0000

## QUIT CLAIM DEED

THIS DEED made and entered into on this 15 day of February, 2022, by and between **Randall A. Levin, an unmarried person and Janet Levin, an unmarried person, not as tenants in common but as joint tenants**, a mailing address of 125 Picardy Ln, Wheeling, IL 60090, hereinafter referred to as Grantor(s) and **Janet Levin, an unmarried person**, a mailing address of 125 Picardy Ln, Wheeling, IL 60090, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration the receipt of which is hereby acknowledged, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, State of Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 125 Picardy Ln, Wheeling, IL 60090

Prior instrument reference: Document Number: 94019026, Recorded: 01/06/1994

"Exempt under provisions of Paragraph E"  
Section 31-45; Real Estate Transfer Tax Act

2/18/2022  
Date

Janet Levin  
Signature of Grantee – **Janet Levin**




Real Estate Transfer Approved  
Initials MC Date 2/18/22  
VALID FOR A PERIOD OF THIRTY (30)  
DAYS FROM THE DATE OF ISSUANCE

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This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

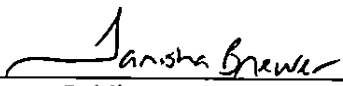
IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 18 day of February, 2022.

  
\_\_\_\_\_  
**Randall A. Levin**

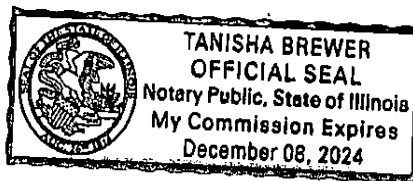
STATE OF Illinois  
COUNTY OF Cook

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Randall A. Levin is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 18 day of February, 2022.

  
\_\_\_\_\_  
Notary Public  
My commission expires: 12/08/2024

No title exam performed by the preparer. Legal description and party's names provided by the party.



# UNOFFICIAL COPY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 18 day of February, 20 20.

Janet Levin  
Janet Levin

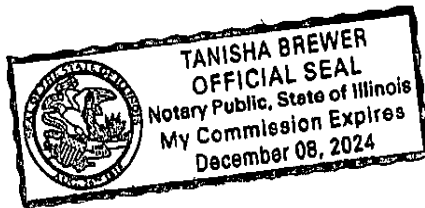
STATE OF Illinois  
COUNTY OF Cook

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Janet Levin is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 18 day of February, 2020.

Tanisha Brewer  
Notary Public  
My commission expires: 12/08/2024

No title exam performed by the preparer. Legal description and party's names provided by the party.



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## STATEMENT BY GRANTOR AND GRANTEE

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 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 February 18, 2022.

Signature: *Randall A. Levin*  
Grantor, or Agent

Subscribed and sworn to before me by the said Randall A. Levin this 18, day of February, 2022.

*Tanisha Brewer*  
Notary Public  
My commission expires: 12/08/2024

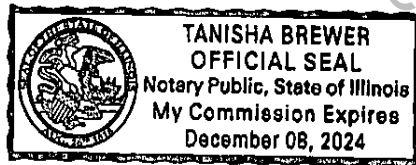
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated February 18, 2022

Signature: *Janet Levin*  
Grantee, or Agent

Subscribed and sworn to before me by the said Janet Levin this 18, day of February, 2022.

*Tanisha Brewer*  
Notary Public  
My commission expires: 12/08/2024



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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## ALL-PURPOSE ACKNOWLEDGMENT

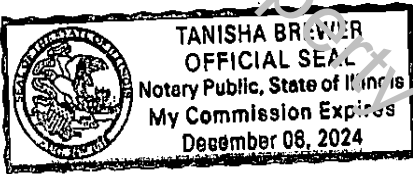
State of Illinois

County of Cook

On 07/18/2022 before me, Tanisha Brewer  
DATE NAME OF NOTARY PUBLIC

personally appeared Randall A. Levin  
NAME(S) OF SIGNER(S)

personally known to me OR proved to me on the basis of 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.



WITNESS my hand and official seal.

Place Notary Seal or Stamp Here

Tanisha Brewer  
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

### DESCRIPTION OF ATTACHED DOCUMENT

**THIS CERTIFICATE  
MUST BE ATTACHED  
TO THE DOCUMENT  
DESCRIBED AT RIGHT**

\_\_\_\_\_  
TITLE OR TYPE OF DOCUMENT

\_\_\_\_\_  
NUMBER OF PAGES

\_\_\_\_\_  
DATE OF DOCUMENT

\_\_\_\_\_  
SIGNER(S) OTHER THAN NAMED ABOVE

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## Exhibit A

### Legal Description

SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS to-wit:

Lot 51 in Picardy Place Unit No. 2 Subdivision, being a subdivision of part of the Northwest 1/4 and Northeast 1/4 of Section 2, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois. Assessor's Parcel No: 03-02-108-025

Parcel/APN/Tax ID: 03-02-108-025-0000

Property of Cook County Clerk's Office