

UNOFFICIAL COPY

QUIT CLAIM DEED (Illinois Statutory)

Doc#: 2207339203 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/14/2022 10:18 AM Pg: 1 of 3

Dec ID 20220301649114

After Recording Mail To:

Heather G. Walser
Lavelle Law, Ltd.
1933 N. Meacham Road, Suite 600
Schaumburg, Illinois 60173

Send Subsequent Tax Bills To:

Mykel and Martha Diggins
296 N. Melanie Court
Palatine, Illinois 60067

THE GRANTORS, Mykel Diggins and Martha Diggins, husband and wife, of 296 N. Melanie Court, Village of Palatine, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to Mykel Diggins and Martha Diggins, as co-trustees of the Mykel and Martha Diggins Joint Revocable Trust Dated March 9, 2022, the beneficial interest of said trust being held by Mykel Diggins and Martha Diggins, husband and wife, as tenants by the entirety, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

Legal Description attached hereto as Exhibit A and made a part hereof.

Permanent Real Estate Index Number: 02-16-402-014-0000

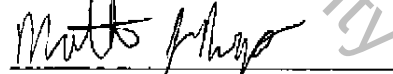
Address of Real Estate: 296 N. Melanie Court, Palatine, Illinois 60067

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

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

TO HAVE AND TO HOLD said premises forever.


Mykel Diggins

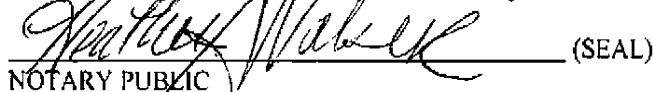

Martha Diggins

Dated this 9th day of March, 2022.

STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mykel Diggins and Martha Diggins, personally known to me to be the same persons whose names are 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 9th day of March, 2022.


NOTARY PUBLIC (SEAL)



State of Illinois
DEPARTMENT OF REVENUE
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph g, Section 4, of the Real Estate Transfer Tax Act. Dated this 9th day of March, 2022.



Signature of Buyer-Seller or their Representative

Prepared by: Heather G. Walser, Lavelle Law, Ltd., 1933 N. Meacham Road, Suite 600, Schaumburg, Illinois 60173

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EXHIBIT A - LEGAL DESCRIPTION

LOT 1 IN MELANIE COURT SUBDIVISION BEING A RESUBDIVISION OF PART OF BLOCK 4 AND PART OF VACATED WILLOW STREET, IN A.T. MCINTOSH AND CO'S CHICAGO AVENUE FARMS IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 18, 1998, AS DOCUMENT NO. 080409780 IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 02-16-402-014-0000

Address of Real Estate: 296 N. Melanie Court, Palatine, Illinois 60067

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

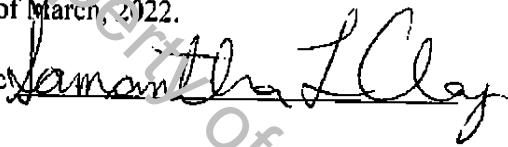
The Grantor or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 March 11, 2022.



Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 11th day of March, 2022.

Notary Public 



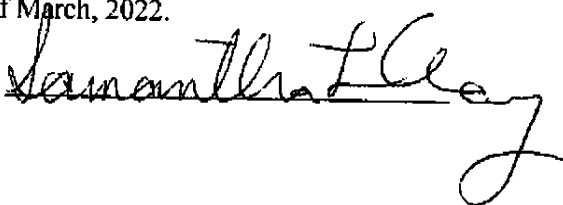
The Grantee or his/her Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

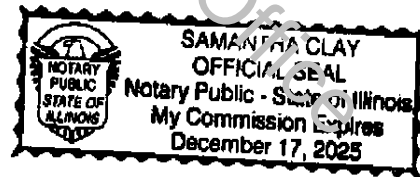
Dated March 11, 2022.



Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 11th day of March, 2022.

Notary Public 



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.