

# UNOFFICIAL COPY

Doc# 2208104331 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/22/2022 01:46 PM Pg: 1 of 4

Dec ID 20220301658121

After Recording Return to:

Amrock LLC  
662 Woodward Avenue  
Detroit, MI 48226

Instrument Prepared By:

Kevin T. Kavanaugh, Esq.  
3331 W. Big Beaver, Ste. 109  
Troy, MI 48084  
Licensed in IL, Bar ID No. 6280331

Mail Tax Statement To:

Demitra M. Dagnes  
70 N. Westgate Road  
Des Plaines, IL 60016-2255

Tax Parcel ID Number:

09-07-304-034-0000

Order Number:

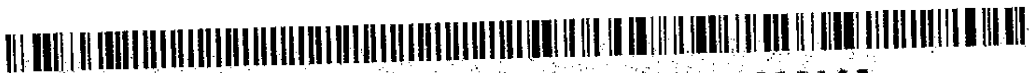
68884821-D2 - 6619824

## QUIT CLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: Demitra M. Dagnes, date 12/24/2020  
DEMITRA M. DAGRES

Dated this 24<sup>th</sup> day of December, 2020. WITNESSETH, that **Demitra M. Dagnes and John Dagnes, wife and husband**, as joint tenants, whose address is 70 N Westgate Road, Des Plaines, IL 60016-2255, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of TEN (\$10.00) DOLLARS, in hand paid, the receipt of which is hereby acknowledged, does hereby, grant, bargain, sell, assign, remiss, release, convey and confirm unto **Demitra M. Dagnes, as Trustee** under the provisions of a certain Trust Agreement dated November 18, 2016, and known as the Demitra M. Dagnes Trust, of which she is the settler, sole trustee and the sole primary beneficiary, and unto each and every successor or successors in trust under said trust agreement, as to an undivided Fifty percent (50%) interest, and **John Dagnes as Trustee** under the provisions of a certain Trust Agreement dated November 18, 2016, and known as the John Dagnes Trust, of which he is the settler, sole trustee and the sole primary beneficiary, and unto each and every successor or successors in trust under said trust agreement, as to an undivided Fifty percent (50%) interest, said beneficial interest of Demitra M. Dagnes and John Dagnes, as husband and wife, to the homestead property to be held as tenants by the entirety, whose address is 70 N Westgate Road, Des Plaines, IL 60016-2255, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in the County of Cook, State of Illinois, commonly known as 70 N Westgate Road, Des Plaines, IL 60016-2255, and legally described as follows, to wit:



Exempt deed or instrument  
eligible for recordation  
without payment of tax.

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PAGE 1 of 3

WRK 3/17/22  
City of Des Plaines

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The following described property:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantors on the date first written above.

Grantors:

*Demitra M. Dagnes*  
Demitra M. Dagnes

*John Dagnes*  
John Dagnes

STATE OF Illinois

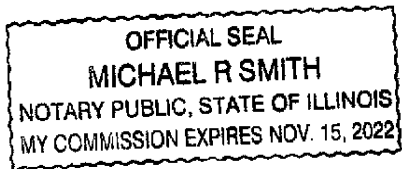
COUNTY OF Cook

ss.

I, Michael R. Smith, Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **Demitra M. Dagnes and John Dagnes**, whose identity was proven through identification shown to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her 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 official seal this 24<sup>th</sup> day of December, 2020.

*Michael R. Smith*  
Notary Public Michael R. Smith  
My commission expires: 11/15/2022



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## EXHIBIT A LEGAL DESCRIPTION

Tax Id Number(s): 09-07-304-034-0000

Land situated in the County of Cook in the State of IL LOT 35 IN HERZOG'S FIFTH ADDITION TO DES PLAINES, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 7 AND PART OF THE NORTHWEST QUARTER OF SECTION 18, ALL IN TOWNSHIP 41 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 70 N Westgate Road, Des Plaines, IL 60016-2255

Property of Cook County Clerk's Office



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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: 12/24/2020

SIGNATURE: *Demitra M. Dages*  
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:

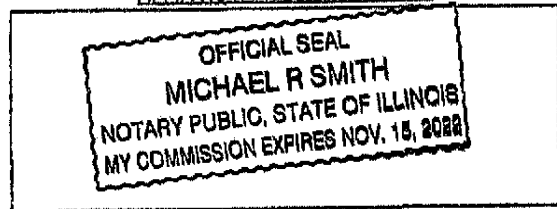
Michael R. Smith

By the said (Name of Grantor): Demitra M. Dages

On this date of: 12/24/2020

NOTARY SIGNATURE: *Michael R. Smith*

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 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.

DATED: 12/24/2020

SIGNATURE: *Demitra M. Dages TTE*  
GRANTEE or AGENT

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

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

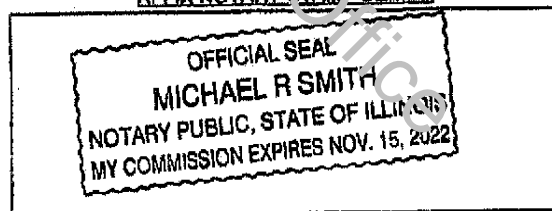
Michael R. Smith

By the said (Name of Grantee): Demitra M. Dages, TTE

On this date of: 12/24/2020

NOTARY SIGNATURE: *Michael R. Smith*

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)**