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Doc# 2209019086 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/31/2022 04:48 PM PG: 1 OF 3

Quit Claim Deed

This Space is for Recorder's Office use only

Mail to:

Jimmy Wilmes
3018 Seekonk Ave
ELGIN, IL 60124

Name & Address of Taxpayer:

FREEBIRDS LLC-TONSET SERIES
3018 Seekonk Ave
ELGIN, IL 60124

THE GRANTOR(S) James A. Wilmes and James T. Wilmes
Of the City/Village of ELGIN County of KANE State of ILLINOIS

For and in consideration of 10.00/100 (TEN) dollars, CONVEY and QUIT CLAIM to
THE GRANTEE(S) FREEBIRDS LLC - TONSET SERIES

(Grantee's address) 3018 Seekonk Ave
Of the City/Village of ELGIN County of KANE State of ILLINOIS

In the form of ownership: FREEBIRDS LLC - TONSET SERIES, AN IL LLC, IN SOLE OWNERSHIP
(Sole ownership or Joint Tenancy with Right of Survivorship or Tenancy in Common or Tenancy by the Entirety)

all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

UNIT 291 AS DELINEATED ON PLAT OF SURVEY OF THE NORTH 159 FEET (EXCEPT THE WEST 227.44 FEET THEREOF) AND THE SOUTH 194 FEET OF THE NORTH 353 FEET (EXCEPTING THE WEST 262.44 FEET OF THE SOUTH 194 FEET) ALL BEGINNINGS AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE AND THE WEST LINE OF LOT 2 IN WEATHERSFIELD COMMONS PARK, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 1972 AS DOCUMENT NO. 21129674 IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP MADE BY CAM'INELLI, INC., RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 21854990 AND AS AMENDED TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATION ARE FILED OF RECORD, IN THE PERCENTAGE SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED THEREBY, IN COOK COUNTY, ILLINOIS.

(Note: If additional space is required for legal description – attach on a separate 8 1/2" X 11" sheet.)

Permanent Index Number(s): 07-20-400-017-1113

Property Address: 35 TONSET CT. Schaumburg, IL 60193

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

Dated this 31st day of MARCH, 2022

Signature(s) of Grantor(s):
[Signature]
JAMES T WILMES
(Printed Name)

[Signature]
James A. Wilmes
(Printed Name)

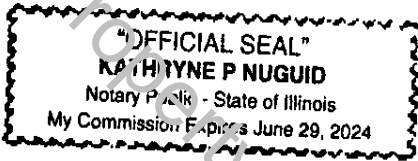
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STATE OF ILLINOIS }
County of KANE } SS
COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JAMES A. WILMES AND JAMES T. WILMES is 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 uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 31ST day of MARCH, 2022

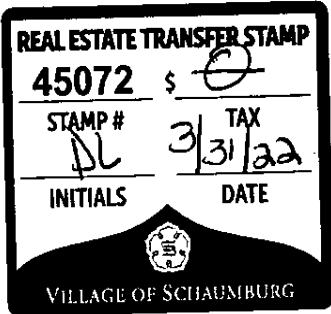
Kathyrne P. Nuguid
Notary Public



(Seal)

My commission expires on June 29, 2024

MUNICIPAL TRANSFER STAMP (If Required)



COUNTY / ILLINOIS TRANSFER STAMP

REAL ESTATE TRANSFER TAX		31-Mar-2022
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

07-20-400-017-1113 | 20220301668280 | 2-021-555-600

Name & Address of Preparer:
Jimmy Wilmes
3018 Seekont Ave
ELGIN, IL 60124

EXEMPT under provisions of Paragraph E Section
31-45, Property Tax Code.
Date: 3/31/2022

[Signature]
Buyer / Seller Representative

**This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

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STATEMENT BY GRANTOR AND GRANTEE

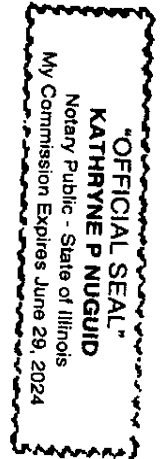
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: MARCH 31, 2022

[Signature]
Signature
Jimmy Wilmes
Print Name

[Signature]
JAMES T WILMES



Subscribed and sworn to before me this 31st of MARCH, 2022

[Signature]
Notary Public

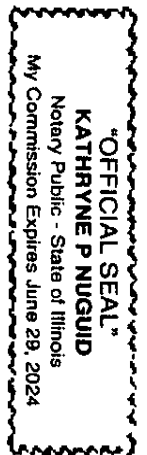
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

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Dated: MARCH 31, 2022

[Signature]
Signature
Jimmy Wilmes
Print Name

[Signature]
JAMES T WILMES



Subscribed and sworn to before me this 31st of MARCH, 2022

[Signature]
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.

Attach to deed or ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.