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Doc#: 2209712016 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/07/2022 09:16 AM Pg: 1 of 4

QUIT CLAIM DEED

Dec ID 20220301668863

THE GRANTORS, Rosylen Hoffman, of the City of Palm Harbor, County of Pinellas, and State of Florida and Irving H. Hoffman, of the City of Palm Harbor, County of Pinellas, and State of Florida, as joint tenants, for and in consideration of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration in hand paid, QUIT CLAIM and CONVEY to the **GRANTEE**, Irving H. Hoffman, of the City of Palm Harbor, County of Pinellas, and State of Florida

===For Recorder's Use===

One Hundred Percent (100%) of Grantors' entire interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

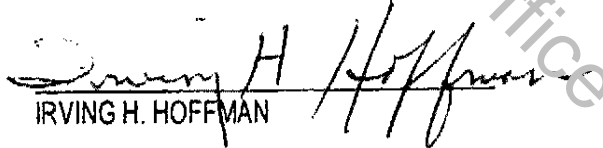
Permanent Index Number: 03-04-400-034-1036

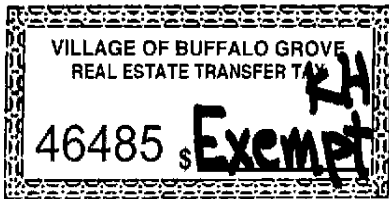
Address of Real Estate: 300 E. Dundee Road, Apt. 410, Buffalo Grove, Illinois 60089

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals

DATED this 24th day of March 2022.


ROSYLEN HOFFMAN


IRVING H. HOFFMAN



EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW

35 ILCS 200/31-45 sub. par. E
Cook County Ord. 93-0-27 par E.
Buffalo Grove Ord. 3.44.060 par. A(4)

Signature: 
Representative

Date: 3/24/2022

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rosylen Hoffman and Irving H. Hoffman, 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.

Given under my hand and notary seal, this 24 day of March 2022.



James Wolf Zini
Notary Public
My commission expires: 5/24/25

PREPARED BY/RETURN TO:
Charles Zvin
Wolf & Solovy, LLP
40 Skokie Blvd, Ste 105
Northbrook, IL 60062

SUBSEQUENT TAX BILLS TO:
Irving H. Hoffman
2699 Chalk nger Dr.
Palm Harbor, FL 34683

Proprietor Cook County Clerk's Office

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EXHIBIT A

UNIT NO. 410 BUILDING A IN GROVE TERRACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 1 IN GROVE TERRACE SUBDIVISION OF THE SOUTH 275.0 FEET OF THE WEST 1100.0 FEET OF THE EAST 1870.22 FEET OF THE SOUTHWEST ¼ OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 88401631 FIRST AMENDMENT TO DECLARATION RECORDED AS DOCUMENT NUMBER 89014135 AND SECOND AMENDMENT TO DECLARATION RECORDED AS DOCUMENT NUMBER 89136293 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS AND TOGETHER WITH ITS RIGHT TO THE EXCLUSIVE USE AND POSSESSION FOR PARKING PURPOSES OF THAT LIMITED COMMON ELEMENT DELINEATED AS PARKING SPACE(S) NO. 11 ON THE SURVEY ATTACHED AS EXHIBIT B TO THE SAID CONDOMINIUM DECLARATION AND THE RIGHT TO THE EXCLUSIVE USE AND POSSESSION OF THOSE ADDITIONAL LIMITED COMMON ELEMENTS AS DEFINED BY THE CONDOMINIUM DECLARATION WHICH ARE CONTIGUOUS TO AND SERVE THE AFORESAID UNIT EXCLUSIVELY.

PARTY OF THE FIRST PART ALSO HEREBY GRANTS TO PARTY OF THE SECOND PART, ITS SUCCESSORS AND ASSIGNS AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE-DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS AND EASEMENTS DATED MARCH 1, 1988 AND RECORDED AS DOCUMENT NO. 88128819 AND SET FORTH IN AFOREMENTIONED CONDOMINIUM DECLARATION, AND THE PARTY OF THE FIRST PART RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNED, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS AND EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH THEREIN.

Permanent Real Estate Index Number: 03-04-400-034-1036

Property Address: 300 East Dundee Road, Apt. 410, Buffalo Grove, Illinois 60089

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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: 3 | 24 | 2022

SIGNATURE: *Rashien Hoffman*
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:

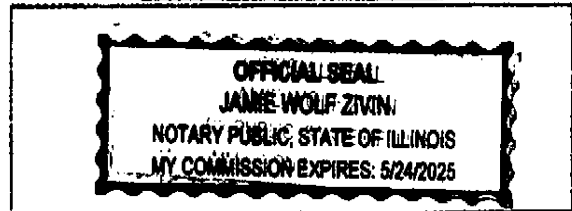
JAMIE WOLF ZIVIN

By the said (Name of Grantor): RASHIEN HOFFMAN

On this date of: 3 | 24 | 2022

NOTARY SIGNATURE: *Jamie Wolf Zivin*

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: 3 | 24 | 2022

SIGNATURE: *Irving Hoffman*
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:

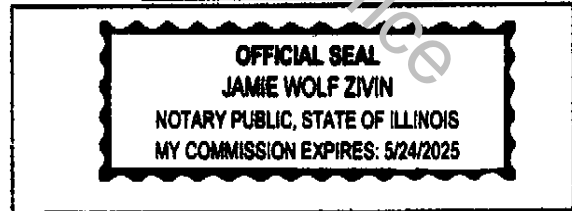
JAMIE WOLF ZIVIN

By the said (Name of Grantee): IRVING HOFFMAN

On this date of: 3 | 24 | 2022

NOTARY SIGNATURE: *Jamie Wolf Zivin*

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)