

UNOFFICIAL COPY

PROPER TITLE, LLC

PT22-82306ACC

Doc# 2211907036 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/29/2022 07:38 AM Pg: 1 of 7

QUIT CLAIM DEED

Statutory (Illinois)
(Individuals to LLC)

Dec ID 20220301668203
ST/CO Stamp 1-526-966-160

This Instrument was prepared by:

Reneé Gonzalez
RGC Law Group, LLC
11 N. Northwest Hwy., Suite 133
Park Ridge, IL 60068

Send Subsequent Tax Bills to:

Jason Nguyen
764 Crab Tree Ln
Bartlett, IL 60103-2116

Mail to:

Jason Nguyen
764 Crab Tree Ln
Bartlett, IL 60103-2116

RECORDERS STAMP

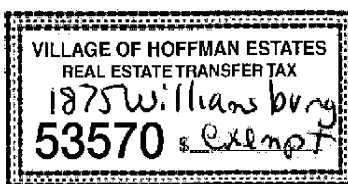
The Grantor, **Linda B. Nguyen and Jason Nguyen**, a married couple, of Bartlett, State of Illinois, County of Cook, for and in consideration of Ten (\$10.00) Dollars, in hand paid, **CONVEYS and QUIT CLAIMS** to, **Williamsburg Properties, LLC**, a Limited Liability Company, organized under the state laws of Illinois, hereinafter "Grantee", all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Legal Description attached hereto as Exhibit "A"

Property Index Number: 07-07-201-116-0000

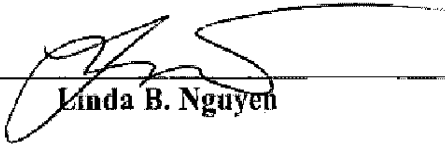
Common Address: 1875 Williamsburg Drive, Hoffman Estates, Illinois 60195

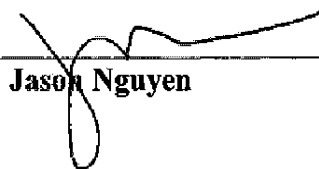
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises forever subject to covenants, conditions and restrictions of record and to General Taxes for subsequent years.



UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantors have caused their name to be signed to these presents this 15 day of March, 2022

X 
Linda B. Nguyen

X 
Jason Nguyen

STATE OF ILLINOIS

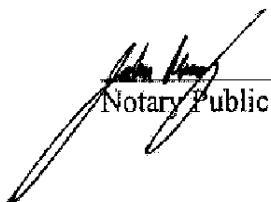
COUNTY OF COOK

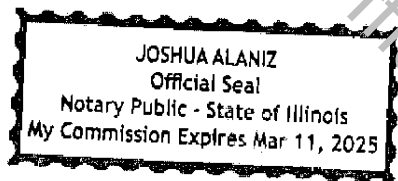
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Linda B. Nguyen and Jason Nguyen


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 said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 15 day of March, 2022. 3/15/2022


Notary Public



EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E SECTION 4 OF THE REAL ESTATE TRANSFER TAX ACT.

3/15/22 by: 

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1, AREA 13, LOT 7 IN BARRINGTON SQUARE UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAN THEREOF RECORDED NOVEMBER 14, 1969 AS DOCUMENT NO. 21013529, IN COOK COUNTY ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 21178177, AS AMENDED, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS

Property Index Number: 07-07-201-16-0000

Common Address: 1875 Williamsburg Drive, Hoffman Estates, Illinois 60195

UNOFFICIAL COPY

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: Apr 11 2022

SIGNATURE: [Signature]
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:

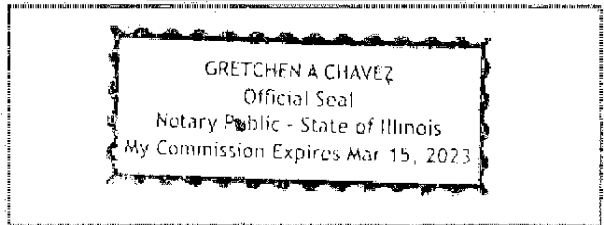
Gretchen A Chavez

By the said (Name of Grantor): Dennis Gonzalez

On this date of: Apr 11 2022

NOTARY SIGNATURE: [Signature]

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: Apr 11 2022

SIGNATURE: [Signature]
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:

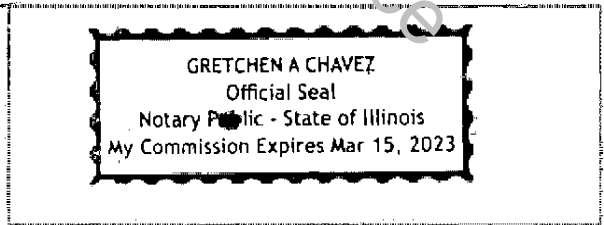
Gretchen A Chavez

By the said (Name of Grantee): Dennis Gonzalez

On this date of: Apr 11 2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

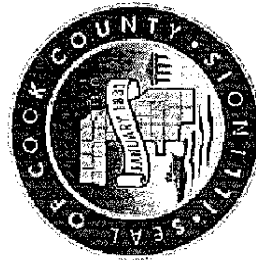
Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(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))

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

28-Apr-2022



COUNTY:
ILLINOIS:
TOTAL:

0.00
0.00
0.00

07-07-201-116-0000

20220301668203

1-526-966-160

Property of Cook County Clerk's Office

UNOFFICIAL COPY

4/20



Village of Hoffman Estates

REAL ESTATE TRANSFER TAX

Phone: 847-882-9100 Fax: 847-781-2658
email: transferstamps@hoffmanestates.org

Check Appropriate Box(es):

- Declaration Residential Multi-Unit (No. of Units _____)
- Exemption Commercial Land Trust

INSTRUCTIONS:

- The liability for the payment of this tax shall be borne by the grantor (seller).
- This form must be filled out completely, signed by the grantor (seller), and presented to the Department of Finance, 1900 Hassell Road, Hoffman Estates, IL 60169 at the time of purchase of the real estate transfer stamps or exempt stamps as required by the Village of Hoffman Estates Real Estate Transfer Tax Ordinance. The stamps must be affixed to the deed or other instrument, and this form attached, when transfer of the beneficial interest is recorded.
- The full actual amount of consideration of the transaction is the amount upon which the tax is to be computed. Both the full actual consideration of the transaction and the amount of the tax stamps required must be stated on the declaration.
- A copy of the Illinois Real Estate Transfer Tax Declaration form and deed must accompany the payment of the tax pursuant to Ordinance 13-5-5. In the case of an exempt stamp, a copy of the signed & notarized deed or other instrument must be presented.
- All water, sewer, and garbage charges attributable to the property, past due and current, along with all other monies owed the Village, must be paid prior to the issuance of the tax stamp or exempt stamp. The grantor must contact the Village at least five (5) business days prior to closing and request a final water reading. In the event that the request is not timely, the Village may require that the grantor pay an amount equal to 150% of the last two (2) bills, in addition to any outstanding account balance, until a final reading can be taken.
- Transfer stamps and exempt stamps must be purchased at the time of transfer. Penalties and interest will be imposed if payment is not made within sixty (60) days pursuant to Ordinance 13-5-1(a).
- Please include a self-addressed stamped envelope for any mail-in requests.
- For additional information, please visit: www.hoffmanestates.org/government/finance/real-estate-transfer-tax

FOR VILLAGE USE ONLY

4/25/22
Date of Filing with Village

CK000038107
Counter Receipt #

53570
Transfer Tax Stamp #

ck
Village Cashier

Address of Property: 1875 Williamsburg Drive, Hoffman Estates, Illinois 60195
Street Zip Code

Permanent Property Index No.: 07-07-201-116-0000

Date of Deed/Instrument: Mar 15, 2022 Type of Deed/Instrument: Quit Claim

Grantee: Williamsburg Properties, LLC 764 Crab Tree Ln., Bartlett, IL 60103
Buyer Address Zip Code

1	Full Actual Consideration (Include amount of mortgage and value of liabilities assumed)	\$	<u>Exempt</u>
2	AMOUNT OF TAX (\$3.00 per \$1,000 (or fraction thereof) of full actual consideration)	\$	<u>0</u>
3	PENALTY DUE (100% of Line 2)	\$	<u>0</u>
4	INTEREST DUE (2% per month on Line 2)	\$	<u>0</u>
5	TOTAL DUE	\$	<u>10.00</u>

EXEMPTIONS: The Village of Hoffman Estates Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Section 13-5-6 of the Ordinance which are printed on the reverse side of this form. To claim one of these exemptions, you must complete the appropriate blanks below and provide supporting documentation that is signed and notarized. There is a \$10.00 processing fee for each exempt transaction.

I hereby declare that this transaction is exempt from taxation under the Hoffman Estates Real Estate Transfer Tax Ordinance by paragraph(s) A. 3. of section 13-5-6 of said Ordinance.

Details for exemptions claimed, including documentation provided (explain): Quit claim to LLC

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

GRANTOR: (Please Print)

LINDA B. NGUYEN AND JASON NGUYEN 764 Crab Tree Ln., Bartlett, IL 60103
Name Address Zip Code

Signature: [Signature] Date Signed: Mar 30, 2022
Seller or Agent

UNOFFICIAL COPY

RECEIPT NUMBER: CK000038107

RECEIVED BY: HOFFMAN ESTATES
TODAY'S DATE: 04/25/22

PAYOR: PROPER TITLE LLC
REGISTER DATE: 04/25/22 TIME: 10:23

REAL ESTATE TRANSFER 1875 WILLIAMSBURG #53570 \$10.00

TOTAL DUE: -----
\$10.00

CHECK : \$10.00
REF NUM: 146272

\$10.00 \$0.00

Property of Cook County Clerk's Office