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Doc#: 2216417035 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/13/2022 10:50 AM Pg: 1 of 4

Dec ID 20220601644763

Quit Claim Deed

ILLINOIS

Above space for recorder's use only.

THE GRANTORS, MICHAEL J. ROBERTS, both individually and as the Trustee of the JOHN D. ROBERTS 1998 DECLARATION OF TRUST DATED SEPTEMBER 1, 1998, as amended, sitused at 845 East Avenue, Park Ridge, IL 60068, DARRYL M. ROBERTS, of 4663 Petaluma Hill Road, Santa Rosa, California 95404, and CHERYL A. KAROWSKY, of 2200 Boulterse, Park Ridge, IL 60068, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS unto the **GRANTEE, DIEL, LLC**, an Illinois limited liability company, sitused at 9211 Parklane, Franklin Park, County of Cook, State of Illinois 60131, all of Grantors' interest in the following described real property ("Property") situated in the County of Cook, in the State of Illinois, to wit:

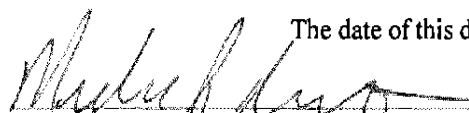
THE EAST 50.0 FEET OF THE WEST 150.0 FEE (EXCEPT THAT PART DEDICATED FOR ALLEY), OF THE NORTHEAST QUARTER OF BLOCK 16, IN RIVER PARK SUBDIVISION IN SECTION 27, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

To Have and to Hold, the above granted premises unto the Said Grantee forever.

SUBJECT TO: General real estate taxes for 2021 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any.

Permanent Real Estate Index Number: 12-27-1190-43-0000
Address of Real Estate: 9211 Parklane, Franklin Park, IL 60131

The date of this deed of conveyance is MAY 19, 2022.


MICHAEL J. ROBERTS, Individually and as Trustee
of the John D. Roberts 1998 Declaration of Trust Dated
September 1, 1998, as amended


DARRYL M. ROBERTS, Individually


CHERYL A. KAROWSKY, Individually

PLEASE SEE ATTACHED
CALIFORNIA ALL-PURPOSE
ACKNOWLEDGEMENT FORM

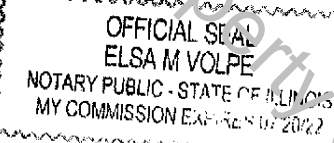
CDR 05/19/2022

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State of Illinois)
County of Cook)

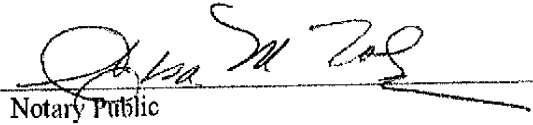
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Michael J. Roberts and Cheryl A. Karowsky** is personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and 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.

(Attach Seal Here)



Given under my hand and official seal MAY 27, 2022.

(My Commission Expires 07/20/22)


Notary Public

EXEMPT UNDER 35 ILCS 200/31-45 PARAGRAPH e

6-10-2022
DATE


SIGNATURE OF AUTHORIZED PARTY

This instrument was prepared by:
David P. Buckley, Jr., Esq.
Buckley Fine, LLC
201 S. Grove Avenue, 4th Floor
Barrington, Illinois 60010

Send subsequent tax bills to:
DIEL, LLC
c/o Michael J. Roberts
9211 Parklane
Franklin Park, IL 60131

Recorder-mail recorded document to:
David P. Buckley, Jr., Esq.
Buckley Fine, LLC
201 S. Grove Avenue, 4th Floor
Barrington, Illinois 60010

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CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

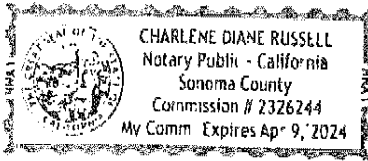
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Sonoma

Charlene Diane Russell
Notary Public

On May 19 2022 before me,
Date Here Insert Name and Title of the Officer
personally appeared Darryl M. Roberts
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Charlene Diane Russell
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quit Claim Deed 1411015

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer -- Title(s): _____	<input type="checkbox"/> Corporate Officer -- Title(s): _____
<input type="checkbox"/> Partner -- <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner -- <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney In Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney In Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer is Representing: _____	Signer is Representing: _____

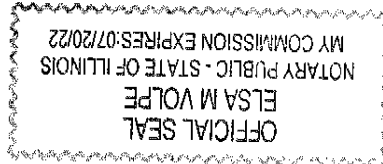
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or other agent affirms that, to the best of other 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 authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated May 27, 2022 Signature: [Signature]
Michael J. Roberts, Individually and as Trustee of
the John D. Roberts 1998 Declaration to Trust
Dated September 1, 1998, as amended

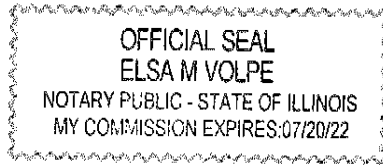
Subscribed and Sworn to before me
this 27 day of May, 2022
[Signature]
NOTARY PUBLIC



The grantee or other 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 authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated May 27, 2022 Signature: [Signature]
Michael Roberts, as Manage of DIEL, LLC

Subscribed and Sworn to before me
this 27 day of May, 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 ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)