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QUIT CLAIM DEED

Doc#: 2216806401 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/17/2022 01:34 PM Pg: 1 of 3

Dec ID 20220601650040
ST/CO Stamp 2-131-527-760

(The space above for Recorder's use only)

THE GRANTOR(S) Therese I. Mintjal, a married individual of the City of Vero Beach, County of Indian River, State of Florida, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **QUIT CLAIMS** to Joseph Mintjal, a single man of 1564 Westbury, Hoffman Estates, IL in the following described Real Estate situated in Cook County, Illinois, commonly known as 1693 Colony Lake Drive, Schaumburg, IL 60194, legally described as:

PARCEL 1:

THAT PART OF LOT 14 IN COLONY LAKE CLUB, UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF SCHAUMBURG, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 14, THENCE SOUTHWESTWARD ALONG THE SOUTHEASTERLY LINE OF SAID LOT 14, SOUTH 23 DEGREES 23 MINUTES 00 SECONDS WEST, A DISTANCE OF 50.02 FEET (52 FEET RECORD AND MEASURED) FEET TO A POINT OF CURVATURE, THENCE SOUTHWESTWARD ALONG A CURVED LINE, CONVEX TO THE SOUTHEAST, 351.55 FEET IN RADIUS, FOR AN ARC LENGTH OF 35.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTWARD ALONG THE LAST DESCRIBED CURVE, FOR AN ARC LENGTH OF 70.51 FEET TO THE SOUTH MOST CORNER OF SAID LOT 14, THENCE NORTH 3 DEGREES 43 MINUTES 22 SECONDS WEST (MEASURED NORTH 43 DEGREES 42 MINUTES 44 SECONDS WEST), A DISTANCE OF 94.00 FEET; THENCE NORTH 50 DEGREES 54 MINUTES 39 SECONDS EAST, A DISTANCE OF 13.00 FEET; THENCE NORTH 26 DEGREES 00 MINUTES 04 SECONDS EAST, A DISTANCE OF 25.51 FEET; THENCE SOUTH 63 DEGREES 47 MINUTES 4 SECONDS EAST; A DISTANCE OF 93.60 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS MADE BY LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 51691 DATED JANUARY 5, 1977 AND RECORDED MARCH 23, 1977 AS DOCUMENT 23860589 AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 12, 1976 AND KNOWN AS TRUST NO. 51691 TO RANDALL KRAUT AND BESSIE KRAUT DATED MAY 17, 1977 AND RECORDED MAY 26, 1977 AS DOCUMENT 23943887 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

USI

REAL ESTATE TRANSFER TAX 16-Jun-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

07-16-104-034-0000

| 20220601650040 | 2-131-527-760

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SUBJECT TO: Covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing.

****This is not homestead property to any party involved.****

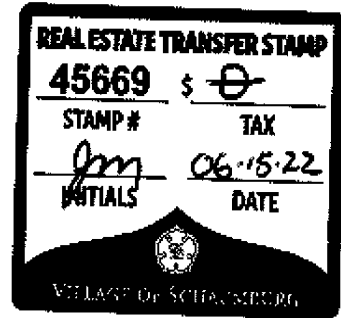
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number (PIN): 07-16-104-034-0000
Address(es) of Real Estate: 1096 Colony Lake Drive, Schaumburg, IL 60194

Dated this 6th day of June, 2022

Therese I. Mintjal (SEAL)
Therese I. Mintjal

THIS DOCUMENT REPRESENTS A TRANSACTION EXEMPT UNDER THE PROVISIONS OF SECTION 4 OR THE REAL ESTATE TRANSFER ACT DATED 6-11-22



STATE OF Florida
COUNTY OF Indian River)ss.

REPRESENTATIVE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Therese I. Mintjal, a married individual, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as 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 and official seal, this 6th day of June 2022

Mary Weber
NOTARY PUBLIC

Commission expires:



MARY WEBER
Commission # GG 50170
Expires December 13, 2023
Bonded Through Notary Services

Steven Forte

This instrument was prepared by: Kugia & Forte, P.C., 711 W. Main Street, West Dundee, IL 60118

MAIL TO:

Kugia & Forte
711 W. Main Street
West Dundee, IL 60118

SEND SUBSEQUENT TAX BILLS TO:

Joseph Mintjal
1564 Westbury
Hoffman Estates, IL 60192

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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 title to real estate under the laws of the State of Illinois.

DATED: 06 | 16 | 2022

SIGNATURE: Theresa J. Notel
GRANTOR or AGENT

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

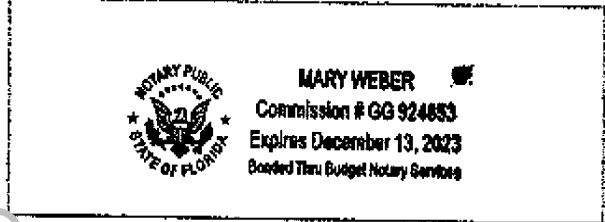
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Theresa J. Matija

On this date of: June | 6 | 2022

NOTARY SIGNATURE: Mary Weber

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 title to real estate under the laws of the State of Illinois.

DATED: 6 | 7 | 2022

SIGNATURE: Joseph Matija
GRANTEE or AGENT

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

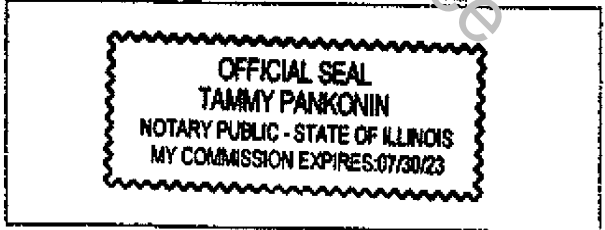
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Joseph Matija

On this date of: 6 | 7 | 2022

NOTARY SIGNATURE: Tammy Pankonin

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 SECTION 4 of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)