

210014700050  
**UNOFFICIAL COPY**

QUITCLAIM DEED

2025

Doc# 2219213130 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/11/2022 11:13 AM Pg: 1 of 4

THIS DOCUMENT PREPARED BY:  
Vasili Liosatos, Esq.  
55 W. Monroe St., Suite 2445  
Chicago, IL 60603

Dec ID 20220601633388  
ST/CO Stamp 1-889-813-584

**FOR RECORDER'S USE ONLY**

THE GRANTOR(S):

**ANA PATRICIA HERNANDEZ**, Single Woman of 5700 Collins Ave, #8N, Miami Beach, FL,  
as to any and all interest in the real estate which is legally described in Exhibit A hereto.

for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid,

CONVEY and WARRANT to GRANTEE,

**CHRISTOPHER GARD** of \_\_\_\_\_,

all of the interest held 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"

PINS: **07-10-101-038-1256**

Address of Real Estate: **21 Kristin Drive, Unit 917, Schaumburg, IL 60195**

TO HAVE AND TO HOLD together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: General real estate taxes not due and payable at the time of closing; 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.

**Exempt under provisions of Paragraph E,  
Section 13-45, Property Tax Code**

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IN WITNESS WHEREOF, said Grantor has caused his/her/its name to be signed to this QUITCLAIM DEED as of this 31st day of May, 2022.

SIGNATURE Ana P Hernandez DATE 05-31-22  
ANA PATRICIA HERNANDEZ

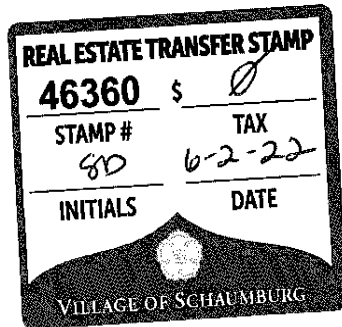
STATE OF Florida  
COUNTY OF Hillsborough ) SS.

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that ANA PATRICIA HERNANDEZ personally known to me to be the same people whose names are subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 31<sup>st</sup> day of May, 2022.

Stacey Dixon  
NOTARY PUBLIC  
My commission expires: 4-14-2025

Stacey Dixon  
Comm. # HH 117285  
Expires: Apr. 14, 2025  
Bonded Thru Aaron Notary



Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT NUMBER 917 IN THE 21 KRISTIN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1, 2 (EXCEPT THE EAST 206.30 FEET OF SAID LOT 2, AS MEASURED ALONG THE NORTH LINE THEREOF) AND LOT 3 IN BARRY SUBDIVISION BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 31, 2001 AS DOCUMENT NUMBER 0010690003,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0702615055; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS;

ALSO EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT DATED AS OF JANUARY 24, 2007 AND RECORDED JANUARY 26, 2007 AS DOCUMENT 0702615054, BY AND BETWEEN 21 KRISTIN DRIVE DEVELOPERS LLC AND 24 KRISTIN COMMERCIAL LLC.

#### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-397 AND P-365, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0702615055.

#### PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 9-S-23, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0702615055. ALL IN COOK COUNTY.

Note: For informational purposes only, the land is known as:

**07-10-101-038-1256**

**21 Kristin Drive, Unit 917, Schaumburg, IL 60195**

#### MAIL AFTER RECORDING TO:

KOVITS SHIFRIN NESBIT  
Attn: Section 15  
55 W Monroe, STE 2445  
CHICAGO IL 60603

#### MAIL TAX BILLS TO:

KOVITS SHIFRIN NESBIT  
Attn: Section 15  
55 W Monroe, STE 2445  
CHICAGO IL 60603

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

### 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, or a 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: 05-31-2022

SIGNATURE: Ana P Hernandez  
**ANA PATRICIA HERNANDEZ**

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: Stacey Dixon

By the said (Name of Grantor): Ana Patricia Hernandez

On this date of: 5-31-2022

Notary Signature: Stacey Dixon



Stacey Dixon  
Comm. #HH117285  
Expires: Apr. 14, 2025  
Bonded Thru Aaron Notary

### GRANTEE SECTION

The GRANTEE or her/his agent, affirms 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, a duly created 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 Illinois or any other state recognizing the validity or creation thereof.

DATED: 6-30-2022

SIGNATURE: [Signature]  
**as 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: T Vandersteeg

By the said (Name of Grantee): \_\_\_\_\_

On this date of: 6-30-2022

Notary Signature: T Vandersteeg

