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QUIT CLAIM DEED Statutory (Illinois) (Individual to Individual)

MAIL TO:

Krikor Torian 1465 E. Anderson Drive Palatine, IL 60074

NAME & ADDRESS OF TAXPAYER:

Krikor Torian 1465 E. Anderson Drive Palatine, IL 60074 Doc#. 2223404345 Fee: \$98.00 Karen A. Yarbrough Cook County Clerk

Date: 08/22/2022 02:42 PM Pg: 1 of 3

Dec ID 20220801611771 ST/CO Stamp 0-766-511-696

THE GRANTOR, ANNA TORIAN, a single woman, of the City of Chicago, State of Illinois, for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations, in hand paid, CONVEYS and QUIT CLAIMS to: ANNA TORIAN, single woman, of 6215 W. Berenice Avenue, Chicago, Illinois, and GARBIS H. TORIAN, a married man, of 750 Colleen Drive, Cary, Illinois, grantees, not as tenants in common, but as JOINT TENANTS, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit No. XII-D3 as delineated on the survey of parts of the following described parcel of real estate: The West 334.79 feet of the Southwest quarter of the Northeast quarter of Section 12, Township 42 North, Range 10, East of the Third Principal Meridian, lying North of the center line of Rand Road, all in Cook County, Illinois, which survey is attached as Exhibit "A" to Leclaration of Condominium Ownership and of Easements, Restrictions and Covenants for Baldwin Court Condominium made by Midwest Bank and Trust Company, an Illinois banking corporation, as Trustee under Trus Agreement dated October 2, 1972, and known as Trust No. 72-10-916, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 22368743; together with a percentage of the common clements appurtenant to said Unit as set forth in said Declaration, as amended from time to time, which percentages shall automatically change in accordance with Amended Declarations as the same are filed of record pursuant to said Declaration, and together with additional common elements as such Amended Declarations are filed of record, in the percentages set forth in such Amended Declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each such Amended Declaration as though conveyed hereby.

PARCEL 2: Easements appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of Easements made by Midwest Bank and Trust Company, as trustee under Trust Agreement dated October 2, 1972, and known as Trust No. 72-10-916 and recorded December 20, 1972, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 2216398.

Permanent Real Estate Index Number: 02-12-200-019-1132

Address of Real Estate: 1305 Baldwin Court, Unit D3, Palatine, IL 60074

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

This conveyance is subject to the following: Real estate taxes for 2021 and subsequent years, easements, covenants, restrictions and building lines of record.

TO HAVE AND TO HOLD said premises, not as tenants in common, but as JOINT TENANTS forever.

	Dated this _	day of August, 2	022.	
	Ox	Anahid ANNA TORIAN	Torian	(SEAL)
STATE OF ILLINOIS)	Co			
COUNTY OF COOK)	s. 9 /			

I, the undersigned, a Notary Public in and for vail County and State, do hereby certify that ANNA TORIAN, a single woman, personally known to me to be the same person whose name is subscribed to 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.

WITNESS my hand and official seal this 10^{10} day of August, 2022.

OFFICIAL SEAL NEIL J KAISER NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:03/28/23

Notary Public

Exempt under provisions of paragraph (e) of Real Estate Transfer Tax Law, 35 ILCS 200/31-45.

8(10/22

Date

Grantor, Grantee or Agent

This instrument prepared by: Neil J. Kaiser, Law Office of Neil J. Kaiser, Ltd., 716 Lee Street, Des Plaines, IL 60016 (847-699-0900)

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STATEMENT BY GRANTOR AND GRANTEE

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

Dated, 2022.	
	Signature: Transf Seels Grantor or Agent
Subscribed and swo in to before me by the said Narcy ' Seils	
this 10th day of lugues, 2022.	OFFICIAL SEAL NEIL J KAISER
Notary Public	NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:03/28/23

The grantee or his 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 and authorized to do business or acquire and hold title to real estate in Illinois.

Dated <u>Mg. 10</u>, 2022.

Signature: Navy J. Suls
Grantee or Andre

Subscribed and sworn to before me by the said Narry L. See Is

this 10th day of Quart , 2022.

Notary Public

OFFICIAL SEAL
NEIL J KAISER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:03/28/23

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.)