

UNOFFICIAL COPY

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

Doc#: 2223404345 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/22/2022 02:42 PM Pg: 1 of 3

MAIL TO:

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

Krikor Torian
1465 E. Anderson Drive
Palatine, IL 60074

NAME & ADDRESS OF TAXPAYER:

Krikor Torian
1465 E. Anderson Drive
Palatine, IL 60074

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 Declaration 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 Trust 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 elements 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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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 Aug. 10, 2022.

Signature: Nancy L. Seils
Grantor or Agent

Subscribed and sworn to before me
by the said Nancy L. Seils
this 10th day of August, 2022.

[Signature]
Notary Public



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 under the laws of the State of Illinois.

Dated Aug. 10, 2022.

Signature: Nancy L. Seils
Grantee or Agent

Subscribed and sworn to before me
by the said Nancy L. Seils
this 10th day of August, 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.)