

UNOFFICIAL COPY

PREPARED BY:
Steffen Law, P.C.
17 Douglas Avenue
Elgin, IL 60120

MAIL TAX BILL TO:
Denise Momodu
719 Littleton Trail
Elgin, IL 60120

MAIL RECORDED DEED TO:
Denise Momodu
719 Littleton Trail
Elgin, IL 60120



Doc# 2232008055 Fee \$93.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/16/2022 03:13 PM PG: 1 OF 4

QUITCLAIM DEED Statutory (Illinois)

THE GRANTOR(S), Charles Momodu-Williams, a married man, of the City of Elgin, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND QUITCLAIM(S) to Charles Momodu-Williams and Denise Momodu, husband and wife, as tenants by the entirety, of 719 Littleton Trail, Elgin, IL 60120, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1:
UNIT 50-1 IN FIELDSTONE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

PARTS OF FIELDSTONE UNIT NO. 1 AND FIELDSTONE UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 08089911, AND AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENTS FOR INGRESS, EGRESS, USE AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 OVER, ON, ACROSS AND THROUGH ADJOINING LAND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 08065512.

SUBJECT TO GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE.

Permanent Index Number(s): 06-20-208-018-1108
Property Address: 719 Littleton Trail, Elgin, IL 60120

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

* aka Charles Momodu

Dated this October 19, 2022

REAL ESTATE TRANSFER TAX		14-Nov-2022
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

06-20-208-018-1108 | 20221001660336 | 0-616-151-376

Charles Momodu-Williams *

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P 4
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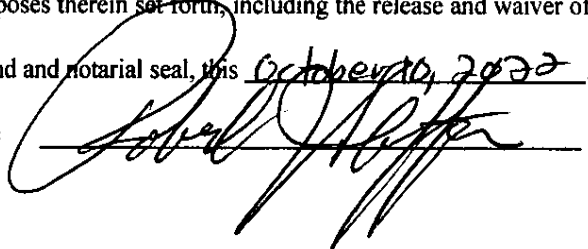
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STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Charles Momodu-Williams, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 notarial seal, this October 10, 2022

Notary Public



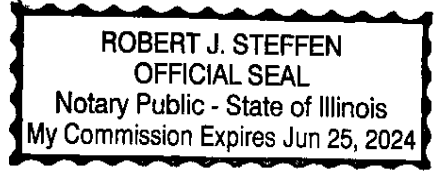
My commission expires:

Exempt under the provisions of paragraph (e)



Charles Momodu-Williams, GRANTOR

10/10/2022
DATE



Property of Cook County Clerk's Office

UNOFFICIAL COPY

CITY OF ELGIN REAL ESTATE TRANSFER STAMP APPLICATION FORM

10/12/22
Date of Filing with City

(FOR RECORDER'S USE ONLY)

Recorder or Registrar's Deed # _____

Date Recorded: _____



CHECK APPROPRIATE BOX(ES)

- | | |
|--|---|
| <input type="checkbox"/> Single Family Resident | <input type="checkbox"/> Commercial |
| <input checked="" type="checkbox"/> Condo, Co-op, or Town Home | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> 2-3 Unit (Residential) | <input type="checkbox"/> Vacant Land |
| <input type="checkbox"/> 4 or More Unit (Residential) | <input type="checkbox"/> Other (Attach Description) |

INSTRUCTIONS:

This form must be filled out completely, signed by at least one of the grantors (sellers) or agent, and presented to the Finance Department, 150 Dexter Court, Elgin, IL 60120, at the time of the request for the real estate transfer stamp, as required by the City of Elgin Real Estate Transfer Ordinance. Also, a copy of the deed and the Illinois Tax Declaration form must be submitted with the request. The stamp must be affixed to the deed when the title is recorded with the County.

All requests for mailing of the transfer stamp must be accompanied by a self-addressed, stamped envelope

Please email all documents to Transferstamp@cityofelgin.org

For additional information, please call 311 (in Elgin) or 847-931-6001 Monday through Friday, 7:00 AM to 5:00 PM

Address of Property 719 Littleton Trail, Elgin, IL 60120
Street Zip Code

Permanent Property Index No.: 06-20-208-018-1108

Date of Deed October 10, 2022 Type of Deed: Quit Claim Deed

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

GRANTOR

Charles Momodu-Williams 719 Littleton Trail, Elgin, IL 60120
Name Address, City, State, Zip
Robert J. Staffen 10/7/2022
Signature Date Signed

GRANTEE

Charles Momodu-Williams and Denise Momodu 719 Littleton Trail, Elgin, IL 60120
Name Address, City, State, Zip
Robert J. Staffen 10/7/2022
Signature Date of Signature

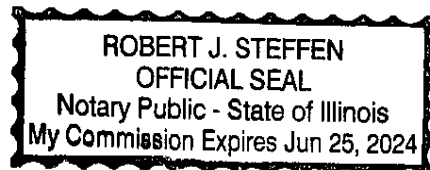
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or this 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 of 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 October 10, 2022 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Charles Momodu this 10th day of October, 2022



Notary Public [Signature]

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 or 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 October 10, 2022 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Charles Momodu this 10th day of October, 2022



Notary Public [Signature]

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.)