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This Document Prepared By
and After Recording, Return To:

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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/17/2022 03:21 PM PG: 1 OF 4

Mail Tax Statements To:

Martin Kerlin, as Trustee
612 Mallard Court
Unit A1
Bartlett, IL 60102

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

The Grantor,

MARTIN J. KERLIN, an unmarried man,

Whose mailing address is 612 Mallard Court, Unit A1, Bartlett, IL 60103;

FOR GOOD AND VALUABLE CONSIDERATION, in hand paid, conveys and quitclaims to:

MARTIN KERLIN, as Trustee of THE MARTIN KERLIN REVOCABLE LIVING TRUST, U/A
dated October 31, 2022, the GRANTEE,

Whose mailing address is 612 Mallard Court, Unit A1, Bartlett, IL 60103;

And to Grantee's successors and assigns, all of the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Permanent Index Number: 06-35-400-117-1340

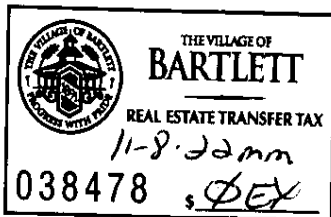
Site Address: 612 Mallard Court, Unit A1, Bartlett, IL

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; however, SUBJECT TO any Restrictions, Conditions, Covenants, Eights, Rights of Way, and Easements now of record; to have and to hold said premises forever.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 31 day of October, 2022.

MARTIN J. KERLIN



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UNOFFICIAL COPY

The foregoing transfer of title/conveyance is hereby accepted by MARTIN KERLIN, of 612 Mallard Court, Unit A1, Bartlett, IL 60103, as Trustee under the provisions of THE MARTIN KERLIN REVOCABLE LIVING TRUST.

MARTIN KERLIN,
Trustee, as aforesaid

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me on this October 31, 2022, by MARTIN J. KEFLIN.

NOTARY PUBLIC

My commission expires: 3/14/22

"Exempt under Paragraph (e), Section 31-45; Illinois Real Estate Transfer Tax Act"	
<u>10/31/22</u> Date	 Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		15-Nov-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
06-35-400-117-1340 20221101687208 0-854-554-960		

OFFICIAL SEAL SUZANNE SIAS NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 03/14/2022
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EXHIBIT A

UNIT 32-A-1-1 IN HEARTHWOOD FARMS CONDOMINIUM, PHASE III, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS IN HEARTHWOOD FARMS SUBDIVISION, UNIT 3, BEING A PLANNED UNIT DEVELOPMENT IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 88461155, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE G-32-A-1-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 88461155.

PARCEL 3: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1 AND 2 AS SET FORTH AND ESTABLISHED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HEARTHWOOD FARMS CONDOMINIUM UMBRELLA ASSOCIATION RECORDED DECEMBER 11, 1981 AS DOCUMENT 26083806, AS AMENDED FROM TIME TO TIME, FOR INGRESS AND EGRESS.

Permanent Index No:
06-35-400-097-1081

Property Address:
612 Mallard Ct., Ut.A1
Bartlett, Illinois 60103

Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR (or the agent for the GRANTOR) affirms that, to the best of the knowledge of the undersigned, 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 this 31 day of October, 2022.

MARTIN J. KERLIN

Subscribed and sworn to before me by the said Martin J. Kerlin, this 31 day of October, 2022.



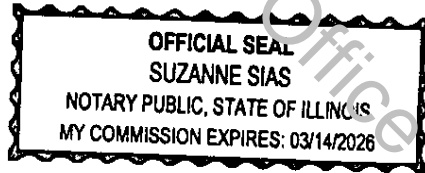
Notary Public:

The GRANTEE (or the agent for the GRANTEE) affirms that, to the best of the knowledge of the undersigned, 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 this 31 day of October, 2022.

MARTIN KERLIN

Subscribed and sworn to before me by the said Martin Kerlin, this 31 day of October, 2022.



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.)