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Date: 01/19/2023 03:53 PM Pg: 1 of 5

Prepared By:

THOMAS ALLGOOD, ESQ.
O/B/O BC LAW FIRM, P.A.
200 CONTINENTAL DRIVE 401
NEWARK, DE 19713

Dec ID 20230101629569

Recording Requested By/Return to:

STEWART TITLE - ASSUMPTIONS
500 N BROADWAY STE 900
SAINT LOUIS, MO 63102

FOR RECORDER'S USE ONLY



QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 14 day of October, 2022, by first party **CRAIG D. DUNCAN, UNMARRIED AND KIMBERLY A. DUNCAN, UNMARRIED WHO ACQUIRED TITLE AS HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, to second party, **CRAIG D DUNCAN, A UNMARRIED MAN**, of 100 N ADDISON AVE, ELMHURST, IL 60126.

WITNESSETH, That the said first party, for Ten Dollars (\$10.00) and other good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby convey and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described real estate in the County of COOK, State of Illinois, to wit:

Lot 10 (Except the North 90.80 feet) in Fairway Club, being a subdivision of part of the Southwest 1/4 of Section 29, Township 38 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded Jun 14, 1996 as Document No. 96456624, and amended November 18, 1997 as Document No. 97861300 in Cook County, Illinois.

APN: 18-29-300-092-0000

PROPERTY ADDRESS: 129 FAIRWAY DRIVE, WILLOW SPRINGS, IL 60525

EXEMPT FROM TRANSFER TAX: CODE NUMBER (35ILCS 200-31-45) E

X *Quintin Paul Butler*
(Signature of buyer, seller, or representative)

1/10/2023
(Date)

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IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

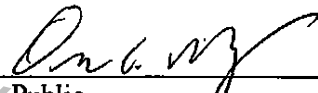

KIMBERLY A. DUNCAN

STATE OF ILLINOIS)
) SS.
COUNTY OF Rock)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that KIMBERLY A. DUNCAN, 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. Given under my hand and official seal this date, Oct. 14, 2022.

(seal)




Notary Public
My Commission Expires: 3/23/2024

Send Tax Bills to: CRAIG D DUNCAN, 100 N ADDISON AVE , ELMHURST, IL 60126

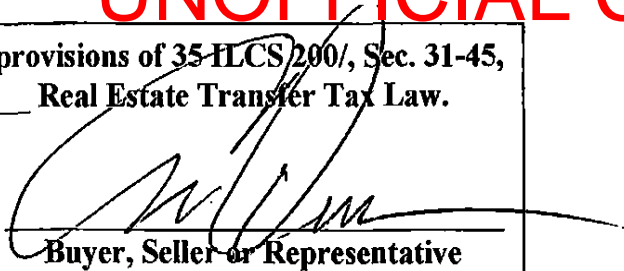
No title search was performed on the subject property by the preparer. The preparer of this instrument makes no representation as to the accuracy of the legal description, the status of the title nor property use or any zoning regulations concerning the described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

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Exempt under provisions of 35 ILCS 200/, Sec. 31-45,
Para. _____ Real Estate Transfer Tax Law.

10/14/22

Date


Buyer, Seller or Representative

OR DOCUMENTARY STAMPS

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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 10-14, 2022

Signature: [Handwritten Signature] **GRANTOR**
Grantor or Agent

STATE OF: IL
COUNTY OF: COOK

Subscribed and sworn to before me
By the said Grantor
This 14, day of Oct, 2022
Notary Public [Handwritten Signature]



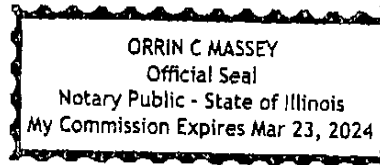
The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date 10/14, 2022

Signature: [Handwritten Signature] **GRANTEE**
Grantee or Agent

STATE OF: IL
COUNTY OF: COOK

Subscribed and sworn to before me
By the said Grantee
This 14, day of Oct, 2022
Notary Public [Handwritten 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)