

# UNOFFICIAL COPY



COOK COUNTY RECORDER

Doc# 2304834016 Fee \$88.00

## QUIT CLAIM DEED Statutory (Illinois)

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/17/2023 10:17 AM PG: 1 OF 4

### MAIL TO:

Daniel Chase Gentile  
1400 E. Touhy Ave., Suite 409  
Des Plaines, IL 60018

### NAME AND ADDRESS OF TAXPAYER:

Sternecky Family Trust  
1580 Sherman Ave., Unit 1204  
Evanston, IL 60201

RECORDER'S STAMP

THE GRANTOR: Neal Sternecky and Deborah Sternecky, husband and wife, of 1580 Sherman Ave., Unit 1204, Evanston, Illinois, for and in consideration of TEN and 00/100 DOLLARS and other good and valuable consideration in hand paid, CONVEY AND QUIT CLAIM to Neal B. Sternecky and Deborah J. Sternecky, both individually and as trustees, of the Sternecky Family Trust, of 1580 Sherman Ave., Unit 1204, Evanston, Illinois, under a trust date of January 16, 2023, all interest in the following described Real Estate situated in the County of DuPage, State of Illinois, to wit:

### SEE ATTACHED EXHIBIT A WITH LEGAL DESCRIPTION.

We are husband and wife and as husband and wife, convey our interests in the homestead property to this trust such that the homestead property shall be held as tenants in the entirety with rights of survivorship, not as joint tenants or tenants in common.

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

Permanent Index Number(s): 11-18-311-043-1088

Property Address: 1580 Sherman Ave., Unit 1204, Evanston, Illinois 60201

Dated this 16<sup>th</sup> day of January, 2023.

(signature)

(signature)

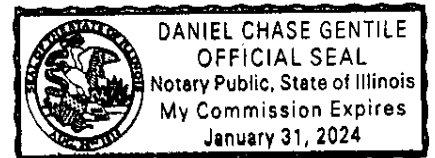
State of Illinois)

) SS.

County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that the undersigned, 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.


(signature)

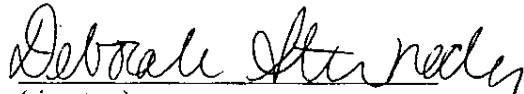


Given under my hand and notarial seal, this 16<sup>th</sup> day of January, 2023.

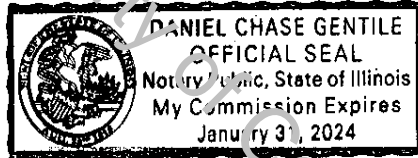
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The undersigned party (ies) do hereby acknowledge and accept said beneficial interest and trusteeship subject to all provisions of said trust agreement.

  
 (signature)  
 State of Illinois )  
 ) SS.  
 County of Cook )

  
 (signature)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that the undersigned, 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.




  
 (signature)



Given under my hand and notarial seal, this 16<sup>th</sup> day of January, 2023.

**NAME AND ADDRESS OF PREPARER:**  
 Daniel Chase Gentile  
 1400 E. Touhy Ave., Suite 409  
 Des Plaines, IL 60018

**EXEMPT** under provisions of Paragraph (e)  
 Section 31-45, Property Tax Code.  
 Date: January 16, 2023

  
 Buyer, Seller, or Representative

**CITY OF EVANSTON  
EXEMPTION**

REAL ESTATE TRANSFER TAX		17-Feb-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

11-18-311-043-1088 | 20230201644122 | 0-730-640-208

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## LEGAL DESCRIPTION

**PROPERTY ADDRESS:** 1580 SHERMAN AVE., UNIT 1204  
EVANSTON, ILLINOIS 60201

### LEGAL DESCRIPTION:

#### PARCEL 1:

UNIT 1204, IN THE OPTIMA TOWERS EVANSTON CONDOMINIUM, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE EAST THIRD PRINCIPAL MERIDIAN, AS DELINEATED ON A SURVEY ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BY-LAWS, RESTRICTIONS AND COVENANTS RECORDED MARCH 22, 2002, AS DOCUMENT NUMBER 0020329861, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, FOR INGRESS AND EGRESS, AS DEFINED AS DELINEATED IN THE OPERATING AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESTRICTIONS RECORDED MARCH 7, 2002, AS DOCUMENT NUMBER 0020263492.

#### PARCEL 3:

EXCLUSIVE RIGHT TO USE PARKING SPACES P-1 AND 141, AS LIMITED COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AND BYLAWS, RESTRICTIONS AND COVENANTS RECORDED MARCH 22, 2002, AS DOCUMENT NUMBER 0020329861, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

**PERMANENT TAX INDEX NUMBER:** 11-18-311-043-1088

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: Jan. 16, 2023

SIGNATURE: [Signature]  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

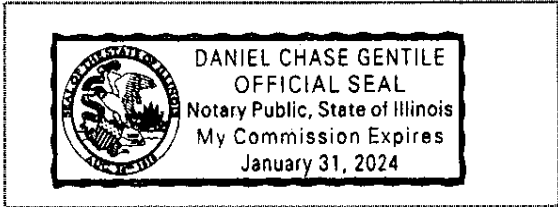
Daniel Chase Gentile

By the said (Name of Grantor): Neal B. Sternecky

AFFIX NOTARY STAMP BELOW

On this date of: Jan. 16, 2023

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: Jan. 16, 2023

SIGNATURE: [Signature]  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

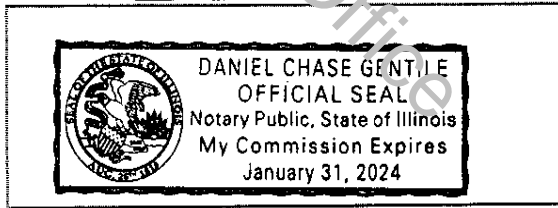
Daniel Chase Gentile

By the said (Name of Grantee): Neal B. Sternecky

AFFIX NOTARY STAMP BELOW

On this date of: Jan. 16, 2023

NOTARY SIGNATURE: [Signature]



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31)