

22-31995

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QUIT CLAIM DEED ILLINOIS STATUTORY

Doc#: 2313147030 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/11/2023 02:37 PM Pg: 1 of 4

Dec ID 20230401608922
ST/CO Stamp 1-545-048-784

THE GRANTORS, **DIANA L. GUNDERSEN**, married to Keith Gundersen, of the City of St. Charles, County of Kane, State of Illinois, and **DEAN R. VAIA**, an unmarried man, of the City of Palatine, County of Cook, State of Illinois for and in consideration of **TEN & 00/100 DOLLARS**, in hand paid, **CONVEY** and **QUIT CLAIM** to **FRANK J. VAIA**, an unmarried man, of 50 Stanton Court, Schaumburg, Illinois, all interest in the following described Real Estate situated in the County of Cook and in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

[THIS IS NOT HOMESTEAD PROPERTY AS TO **DIANA L. GUNDERSEN** and **DEAN R. VAIA**]

Together with the tenements and appurtenances belonging thereto and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO all unpaid taxes and special assessments, if any, and any easements, encumbrances and restrictions of record.

Permanent Real Estate Index Number: **07-22402-045-1273**
Address of Real Estate: **50 Stanton Court, Schaumburg, Illinois 60193**

Dated this 17th day of March, 2023

Diana L. Gundersen

DIANA L. GUNDERSEN

M. Vaia

DEAN R. VAIA


Doma Insurance Agency of Illinois
1240 E. Diehl Road, Suite 106
Naperville, IL 60563

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STATE OF ILLINOIS
COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DIANA L. GUNDERSEN, married to Keith Gundersen, and DEAN R. VAIA, an unmarried man are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal
this 17 day of March, 2023



Notary Public



Exempt under provisions of Paragraph E,
Section 31-45, Property Tax Code
Date: 3/17, 2023



Buyer, Seller or Representative

Prepared By: Kevin J. Barry
BARRY LAW, INC.
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Chicago, Illinois 60655
773.779.6100
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Mail To:
NERY RICHARDSON & KONEWKO LLC
29W204 Roosevelt Rd.
West Chicago, IL 60185

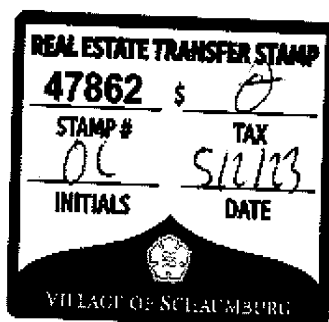
Name & Address of Taxpayer:
Frank J. Vaia
50 Stanton Court
Schaumburg, Illinois 60193

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LEGAL DESCRIPTION FOR 50 STANTON COURT, SCHAUMBURG, ILLINOIS 60193

UNIT #1-9-36-R-C-1 TOGETHER WITH A PERPETUAL AND EXCLUSIVE EASEMENT IN AND TO GARAGE UNIT #G1-9-36-RC-1 AS DELINEATED ON A PLAT OF SURVEY OF A PARCEL OF LAND, BEING A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 22 AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPLE MERIDIAN IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS "DEVELOPMENT PARCEL"), WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK IN CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1977 AND KNOWN AS TRUST NUMBER 22502, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY ILLINOIS ON MARCH 30, 1978 AS DOCUMENT NUMBER 24383272, TOGETHER WITH A PERCENTAGE OF COMMON ELEMENTS APPURTENANT TO SAID UNITS AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS 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 SUCH AMENDED DECLARATIONS AS THOUGH CONVEYED EFFECTIVE HEREBY. TRUSTEE ALSO HEREBY GRANTS TO GRANTEE AND GRANTEE'S SUCCESSOR AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE-DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION AS AMENDED AND TRUSTEE RESERVED TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED HEREIN.

P.I.N. 07-22-402-045-1273



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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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois

Dated: March 8, 2023

Signature: [Handwritten Signature]

Subscribed and sworn to before me

by the said Grantor
this 8th day of March, 2023

[Handwritten Signature: Kevin J Barry]
Notary Public



The grantee 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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois

Dated: 3/9/23, 2023

Signature: [Handwritten Signature: Julie Linota]
is agent

Subscribed and sworn to before me

by the said Grantee
this 9th day of March, 2023

[Handwritten Signature: Julie Linota]
Notary Public

