

UNOFFICIAL COPY

COOK COUNTY



Doc# 2313546013 Fee \$93.00

QUITCLAIM DEED

Mail deed and tax statements to:
JENNIFER ANN GRABIANSKI,
TRUSTEE
117 E. SIGWALT STREET
ARLINGTON HEIGHTS, IL 60005

RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 05/15/2023 11:04 AM PG: 1 OF 3

GRANTOR, JENNIFER

GRABIANSKI, an unmarried

woman, who took title as a married woman, whose address is 117 E. Sigwalt Street, Arlington Heights, IL 60005, of Cook County in the State of Illinois, the undersigned Grantor, for NO consideration, does hereby remise, release, and forever quitclaim to

GRANTEE, JENNIFER ANN GRABIANSKI, as TRUSTEE of THE JENNIFER A. GRABIANSKI LIVING TRUST dated May 4, 2023, whose address is 117 E. Sigwalt Street, Arlington Heights, IL 60005,

all her interest in the following described real property in the County of COOK, State of ILLINOIS:

PARCEL 1: THAT PART OF LOT 1 IN FOUNTAIN TERRACE FINAL PLANNED UNIT DEVELOPMENT PLAT OF SUBDIVISION, BEING PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 30, 1997 AS DOCUMENT 97468297, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 86 DEGREES 55 MINUTES 15 SECONDS EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 28.72 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 86 DEGREES 55 MINUTES 15 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 22.67 FEET; THENCE SOUTH 03 DEGREES 07 MINUTES 32 SECONDS WEST, A DISTANCE OF 47.99 FEET; THENCE NORTH 86 DEGREES 52 MINUTES 28 SECONDS WEST, A DISTANCE OF 22.67 FEET; THENCE NORTH 03 DEGREES 07 MINUTES 32 SECONDS EAST A DISTANCE OF 47.97 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION FOR FOUNTAIN TERRACE TOWNHOMES RECORDED AS DOCUMENT 98695293.

Being the same property as that deed recorded November 9, 2020, Document No. 2031255035, records of Cook County, and subject to all conditions, covenants, restrictions, reservations, easements, rights, and rights of way of record, if any, to current taxes, and to any other matters of record affecting said property.

Property Index No. 03-32-103-035-0000

Property Address: 117 E. Sigwalt Street, Arlington Heights, Illinois

Dated this 4th day of May, 2023, at Northbrook (city), Illinois.

Jennifer Grabianski
JENNIFER GRABIANSKI

REAL ESTATE TRANSFER TAX

12-May-2023



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

03-32-103-035-0000

| 20230501614178 | 0-339-399-376

S ✓
P 3
S ✓
SC
INT JP

UNOFFICIAL COPY

STATE OF ILLINOIS
COUNTY OF Cook

This instrument was acknowledged before me on this 4th day of May,
2023 by JENNIFER GRABIANSKI.

Andrea M Vrahnos-Vanco

Signature of Notary Public

(Seal)



EXEMPT under provisions of
Paragraph E Section 31-45, Property Tax Code.

Date: May 4, 2023

Jennifer Anna Grabianski

One Grantor/Grantee Signature

Prepared by party to this instrument:
Jennifer Grabianski
117 E. Sigwalt Street
Arlington Heights, IL 60005

Property of Cook County Clerk's Office

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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: 4 May 2023

SIGNATURE: Jennifer Ann Grabianski
GRANTOR or AGENT

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

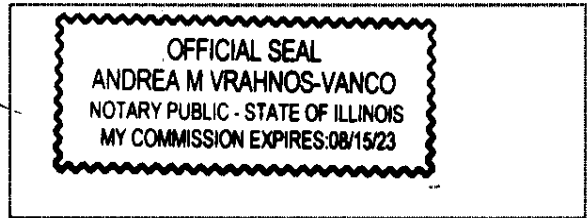
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): JENNIFER GRABIANSKI

On this date of: 4 May 2023

NOTARY SIGNATURE: Andrea M Vrahnos-Vanco

AFFIX NOTARY STAMP BELOW



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: 4 May 2023

SIGNATURE: Jennifer Ann Grabianski
GRANTEE or AGENT

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

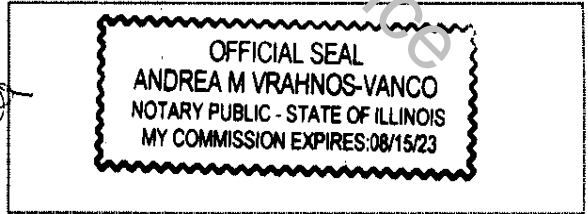
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): JENNIFER ANN GRABIANSKI, TRUSTEE

On this date of: 4th May 2023

NOTARY SIGNATURE: Andrea M Vrahnos-Vanco

AFFIX NOTARY STAMP BELOW



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)