

UNOFFICIAL COPY

Doc#: 2317145257 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/20/2023 02:54 PM Pg: 1 of 3

Dec ID 20230501617303
ST/CO Stamp 1-247-483-600

Quit Claim Deed

ILLINOIS STATUTORY

MAIL TO:

Cindy Trent and Richard Trent
137 S. Harrison Ave.
Palatine, IL 60067

NAME & ADDRESS OF TAXPAYER:

Cindy Trent and Richard Trent
137 S. Harrison Ave.
Palatine, IL 60067

THE GRANTOR(S)

Cindy Trent and Richard Trent, as husband and wife, of 137 S. Harrison Avenue, Palatine, IL 60067, of Cook County of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, **CONVEYS AND QUIT CLAIMS** to Harrison Avenue Properties, LLC, an Illinois Limited Liability Company, of 137 S. Harrison Avenue, Palatine, IL 60067, of Cook County and the State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, commonly known as 121 S. Harrison Ave., Palatine, IL 60067, legally described as:

LEGAL DESCRIPTION:

LOT 11 AND LOT 12 IN BLOCK 3 IN WILLIAM M. ANDERSON AND COMPANY'S PALATINE ACRES, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 9879349, IN COOK COUNTY ILLINOIS.

Permanent Index Number(s): 02-21-206-001-0000 and 02-21-206-002-0000

Property Address: 121 S. Harrison Avenue, Palatine, IL 60067

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Subject to covenants, conditions and restrictions of record and any current or future real estate taxes.

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever,

Dated this 19 day of February, 2023



CINDY TRENT (Seal)



RICHARD TRENT (Seal)

C. T. L / CY
A0000501CS
Law KB

UNOFFICIAL COPY

STATE OF ILLINOIS)
County of Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **CINDY TRENT AND RICHARD TRENT**, 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 instrument as 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 notaries seal, this 19th day of Feb, 2023.

Nancy M. Sproviero
Notary Public
My commission expires on 4-17-24.



- If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:
Nancy Sproviero
Law Office of Gallagher & Sproviero
633 S. La Grange Rd., Suite 11
La Grange, IL 60525

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 4,
REAL ESTATE TRANSFER ACT.
DATE: Feb. 19, 2023

Nancy M. Sproviero
Signature of Buyer, Seller or Representative.

- ◆ This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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 and hold title to real estate under the laws of the State of Illinois.

DATED: 20 | 19 | 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:

Nancy M. Sproviero

By the said (Name of Grantor): Richard Trent and

AFFIX NOTARY STAMP BELOW

On this date of: 02 | 19 | 2023 Cindy Trent

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 and hold title to real estate under the laws of the State of Illinois.

DATED: 2 | 19 | 2023

SIGNATURE: [Signature] managing member
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:

Nancy M. Sproviero

By the said (Name of Grantee): Richard Trent Managing Member
of Harrison Ave
Properties LLC

AFFIX NOTARY STAMP BELOW

On this date of: 02 | 19 | 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)