

# UNOFFICIAL COPY



Doc# 2317734050 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/26/2023 01:55 PM PG: 1 OF 3

**This Instrument Prepared By:**  
THOMAS ALLGOOD, ESQ.  
o/b/o BC LAW FIRM, P.A.  
200 CONTINENTAL DRIVE 401  
NEWARK, DE 19713

**Recordation Requested By/Return to:**  
20 20 TITLE LLC  
333 TECHNOLOGY DRIVE, SUITE 112  
CANONSBURG, PA 15317  
File No. 2020-23008687

FOR RECORDER'S USE ONLY

## QUITCLAIM DEED

THIS QUITCLAIM DEED executed this 5 day of JUNE, 2023, by first party **WALTER R. HOPP, JR., TRUSTEE OF THE WALTER HOPP TRUST DATED MAY 13, 1998 AND WALTER R. HOPP, JR., SUCCESSOR TRUSTEE OF THE JANET HOPP TRUST DATED MAY 13, 1998**, to second party, **WALTER R. HOPP, JR, UNMARRIED AND ERIC HOPP, UNMARRIED, NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, of 541 S FERNANDEZ AVE, ARLINGTON HEIGHTS, IL 60005.

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 42 IN ARLINGTON MANOR, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

APN: 03-31-222-009

PROPERTY ADDRESS: 541 S FERNANDEZ AVE, ARLINGTON HEIGHTS, IL 60005

This instrument was prepared without the benefit of a title examination.

### REAL ESTATE TRANSFER TAX

26-Jun-2023

1 of 2



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

03-31-222-009-0000

|20230601648150 | 0-086-406-864

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

X \_\_\_\_\_  
(Signature of buyer, seller, or representative) (Date)

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

Walter R. Hopp, Jr.  
WALTER R. HOPP, JR., TRUSTEE OF THE WALTER HOPP TRUST

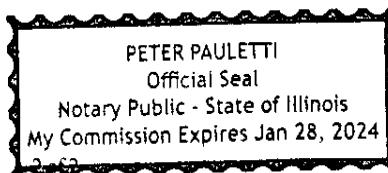
Walter R. Hopp, Jr.  
WALTER R. HOPP, JR., SUCCESSOR TRUSTEE OF THE JANET HOPP TRUST

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **WALTER R. HOPP, JR., TRUSTEE OF THE WALTER HOPP TRUST AND WALTER R. HOPP, JR., SUCCESSOR TRUSTEE OF THE JANET HOPP TRUST**, 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, 6/5, 2023  
(seal)

Peter Paletti  
Notary Public  
My Commission Expires: 1/28/2024

Send Tax Notices to:  
WALTER R. HOPP, JR  
AND ERIC HOPP  
541 S FERNANDEZ AVE  
ARLINGTON HEIGHTS, IL 60005



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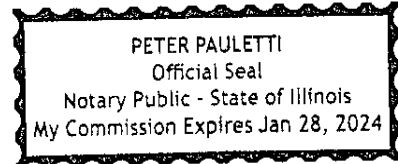
## STATEMENT BY GRANTOR AND GRANTEE

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 6/5, 2023

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Grantor  
This 5 day of JUNE, 2023  
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 6/5, 2023

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Grantees  
This 5 day of JUNE, 2023  
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.)