

UNOFFICIAL COPY

QUIT CLAIM DEED



23237060280

THIS INDENTURE WITNESSETH,
That the Grantor,

KEITH A. KEHL,
a single person

Whose address is:
11890 Bethel Road
Rochelle, IL 61068

Doc# 2323706028 Fee \$93.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/25/2023 10:00 AM PG: 1 OF 3

for and in consideration of the sum of
One Dollar and other good and
valuable consideration, the receipt of which is hereby acknowledged, CONVEYS and QUIT CLAIMS to:

Melissa A. Kehl as Trustee of the Melissa A. Kehl Revocable Trust Dated June 1, 2021

whose address is: 75 Sherwood Road, Elgin, Illinois 60120

the Property Commonly Known As: 30W711 Irving Park Road, Elgin, IL 60120
Not in Elgin city limits/unincorporated area

Property Identification Number: 06-21-102-003-0000

Legally Described As:

PART OF SECTIONS 20 AND 21, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE
THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH EAST CORNER OF THE WEST HALF OF THE
NORTH WEST QUARTER OF SAID SECTION 21; THENCE SOUTH ALONG THE
EAST LINE OF THE WEST HALF OF SAID NORTH WEST QUARTER, 574.2 FEET
THENCE SOUTH 70 DEGREES 30 MINUTES EAST, 56.1 FEET; THENCE SOUTH
55 DEGREES 00 MINUTES WEST, 698.3 FEET; THENCE SOUTH 85 DEGREES 30
MINUTES WEST, 1056 FEET TO THE CENTER LINE OF THE OLD CHICAGO
ELGIN ROAD; THENCE SOUTH EASTERLY ALONG SAID CENTER LINE, 612.8
FEET FOR A POINT OF BEGINNING; THENCE SOUTH 31 DEGREES 35 MINUTES
WEST, 1009.37 FEET; THENCE SOUTH 48 DEGREES 02 MINUTES EAST, 446.15
FEET; THENCE NORTH 41 DEGREES 58 MINUTES EAST, 507.3 FEET; THENCE
NORTH 42 DEGREES 02 MINUTES EAST, 506 FEET TO THE CENTER LINE OF
IRVING PARK BOULEVARD; THENCE NORTH WESTERLY ALONG SAID
CENTER LINE 628.67 FEET TO THE PLACE OF BEGINNING, AND BEING
SITUATED IN HANOVER TOWNSHIP, COOK COUNTY, ILLINOIS.

Situated in Cook County, Illinois, hereby releasing and waiving all rights under and by virtue of the
Homestead Exemption Laws of the State of Illinois.

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Dated this 6 day of May, 2023.

Affix Transfer Tax Stamp OR Exempt under provisions of Paragraph (e), Section 31-45 of the Real Estate Transfer Tax Law.	
9/14/23	<i>[Signature]</i>
Date	Buyer, Seller or Representative

[Signature]

 KEITH A. KEHL

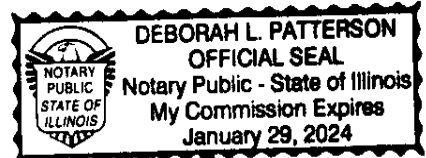
STATE OF ILLINOIS) I, the undersigned, a Notary Public in and for said County
 WINNEBAGO COUNTY) SS and State aforesaid, DO HEREBY CERTIFY THAT:

KEITH A. KEHL, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 notarial seal this 16th day of May, 2023.

[Signature]

 Notary Public



FUTURE TAXES TO:

Name: Melissa A. Kehl, Trustee
 Address: 75 Sherwood Road
 City/State/Zip: Elgin, IL 60120

RETURN TO:

Name: Arthur G. Kielty, Esq.
 Address: 2902 McFarland Rd., Ste. 400
 City/State/Zip: Rockford, IL 61107

This instrument was prepared by:

Arthur G. Kielty
 Reno & Zahm LLP
 2902 McFarland Rd., Suite 400
 Rockford, IL 61107
 (815) 987-4050
 agk@renozahm.com

REAL ESTATE TRANSFER TAX		22-Aug-2023
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
06-21-102-008-0000	20230601637053	0-424-076-752

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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: 7 | 28 | 20 23

SIGNATURE: *Keith A. Kehl*
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:

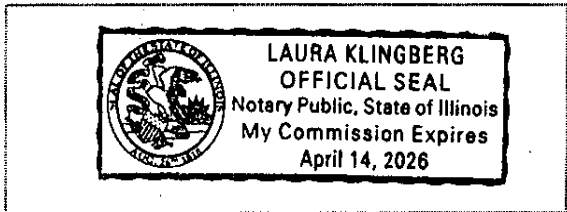
Laura Klingberg

By the said (Name of Grantor): Keith A. Kehl

On this date of: 7 | 28 | 20 23

NOTARY SIGNATURE: *Laura Klingberg*

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

DATED: 7 | 28 | 20 23

SIGNATURE: *Melissa A. Kehl*
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:

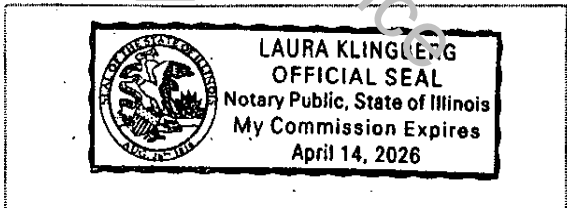
Laura Klingberg

By the said (Name of Grantee): Melissa A. Kehl

On this date of: 7 | 28 | 20 23

NOTARY SIGNATURE: *Laura Klingberg*

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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**