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QUIT CLAIM DEED

Doc#: 2325533555 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/12/2023 03:16 PM Pg: 1 of 4

Dec ID 20230901621773
ST/CO Stamp 0-846-843-344

THE GRANTOR, Kenneth F. Civik and Kathleen C. Civik, husband and wife, of the Village of Wauconda, County of Lake, State of Illinois, for and in consideration of Ten and no/100 DOLLARS and other good and valuable consideration in hand paid, CONVEY AND QUIT CLAIM to, Kyle J. Civik, a married man, 1063 Auburn Woods Drive, Palatine, Illinois 60067, the following described real estate situated in the county of Cook, in the State of Illinois, to-wit:

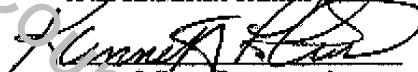
See legal description attached hereto as Exhibit "A".

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Numbers: 02-10-307-078-0000
Address of Real Estate: 1063 Auburn Woods Ln., Palatine, Illinois 60067

DATED this 5th day of September 2023.

Exempt under provisions of Paragraph E, Section 4,
of the Real Estate Transfer Tax Act



Seller or Representative

9-11-23
Date



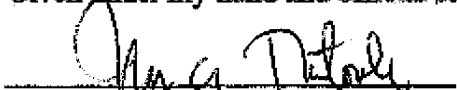
Kenneth F. Civik



Kathleen C. Civik

STATE OF ILLINOIS, COUNTY OF COOK, SS. I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Kenneth F. Civik and Kathleen C. Civik, husband and wife, 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 5th day of September 2023.



Notary Public

Instrument prepared by: Steven R. Katke, 1601 Colonial Parkway, Inverness, Illinois 60067
Mail To: Steven R. Katke, 1601 Colonial Parkway, Inverness, Illinois 60067
Send Tax Bills To: Kyle J. Civik, 1063 Auburn Woods Dr., Palatine, Illinois 60067



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EXHIBIT A

THAT PART OF LOT 14 IN AUBURN WOODS, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1987 AS DOCUMENT 87309313 AND RE-RECORDED SEPTEMBER 15, 1987 AS DOCUMENT 87504960, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 14 IN SAID AUBURN WOODS; THENCE SOUTH 89 DEGREES 51 MINUTES 06 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 14 FOR A DISTANCE OF 40.54 FEET; THENCE LEAVING SAID NORTH LINE OF LOT 14 AND RUNNING SOUTH 00 DEGREES 02 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 107.70 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 14; THENCE NORTH 89 DEGREES 51 MINUTES 06 SECONDS WEST ALONG SAID SOUTH LINE OF LOT 14 FOR A DISTANCE OF 40.73 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE NORTH 00 DEGREES 08 MINUTES 54 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 14 FOR A DISTANCE OF 107.70 FEET TO SAID POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. PARCEL 2: BASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER LOT 22 IN SAID SUBDIVISION RECORDED JUNE 8, 1987 AS DOCUMENT 87309313 AND RE-RECORDED SEPTEMBER 15, 1987 AS DOCUMENT 87504960 AS SET FORTH IN DECLARATION RECORDED AS DOCUMENT 87309314 IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1063 Auburn Woods Dr, Palatine, IL 60067

THIS DOCUMENT REPRESENTS A TRANSACTION EXEMPT UNDER THE PROVISIONS OF SECTION 4-2 OR 4-3 OF THE REAL ESTATE TRANSFER ACT DATED 9-11-23

REPRESENTATIVE

REAL ESTATE TRANSFER TAX



11-Sep-2023
 COUNTY: 0.00
 ILLINOIS: 0.00
 TOTAL: 0.00

02-10-307-078-0000

| 20230901621773 | 0-846-843-344

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AFFIDAVIT OF METES AND BOUNDS

I, Kenneth F. Cwik, being duly sworn on oath, states that Affiant resides at 1063 Auburn Woods Ln Palatine IL 60067, and has personal knowledge of the facts recited herein. That the attached deed is not in violation of Section 1 of the Plat Act (765 ILCS 205/1) for one of the following reasons:

- The division of subdivision is of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access.
- The division is of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
- The sale or exchange is of parcels of land between owners of adjoining and contiguous land. The conveyance of parcels is of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
- The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- The conveyance is made to correct descriptions in prior conveyances.
- The sale or exchange is of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
- The sale is of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

This conveyance is of land described in the same manner as title was taken by grantor(s).

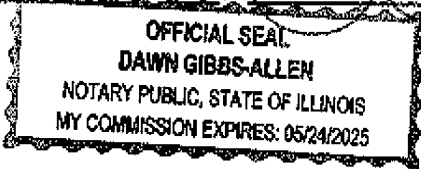
THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CHECKED.

AFFIANT further states that affiant makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

this 11 day of Sept, 2023

AFFIANT



Notary Public

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STATEMENT BY GRANTOR AND GRANTEE

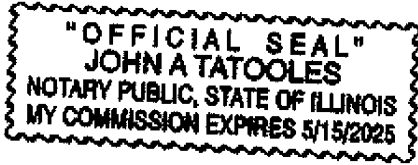
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or assignment of the Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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 September 5, 2023

Signature: *John A. Tatoes*
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 5th day of September, 2023.

Notary Public *John A. Tatoes*



The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or assignment of the 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 September 5, 2023

Signature: *Kyle Griffin*
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 5th day of September, 2023

Notary Public *John A. Tatoes*



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)