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QUIT CLAIM DEED

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Doc# 2326134050 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/18/2023 02:40 PM PG: 1 OF 5

Above Space for Recorder's use only

The Grantor, 819 Circle Development LLC, an Illinois Limited Liability Company, of 809 Circle, Forest Park, Illinois 60130, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois for and in consideration of TEN (10.00) Dollars, and other good and valuable considerations in hand paid, and pursuant to authority given by the Member(s) of said Limited Liability Company, CONVEYS AND QUIT CLAIMS

TO: CRAWLING STONE ROAD LLC, an ^{A.K.} Illinois Limited Liability Company, of 3939 N. Nordica, Chicago Illinois 60634

all right, title and interest in the following described real estate, the real estate situated in the County of Cook and in the County of Kane, State of Illinois, commonly known as 10 Crawling Stone, Barrington Hills, IL 60010, legally described as:

SEE ATTACHED LEGAL DESCRIPTION.

Permanent Real Estate Index Number(s): 01-06-100-028-0000 (Affects that portion of the land falling within Cook County, Illinois); 03-01-200-025 (Affecting that portion of the subject land falling in Kane County, Illinois)

Property Address of Real Estate: 10 Crawling Stone, Barrington Hills, IL 60010

In Witness Whereof, the Grantor has caused its name to be signed to these presents by its authorized Manager this 15th day of August, 2023.

Print or
type
name(s)
below
signature(s)

(Seal)

Adam Kieta
Adam Kieta, Manager

(Seal)

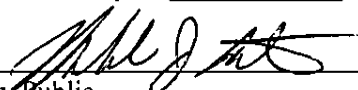
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State of Illinois)
) ss.
County of Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ADAM KIETA, personally known to me to be the Manager of 819 Circle Development LLC, an Illinois Limited Liability Company, and 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 they signed and delivered the said instrument as a 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 15th day of August, 2023.



Commission expires 10-9 2026.



Notary Public



*This instrument was prepared by
Michael J. Martin, Attorney at Law, 400 Lathrop Avenue, River Forest, IL 60305*

REAL ESTATE TRANSFER TAX		18-Sep-2023
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
01-06-100-028-0000	20230901627639	1-024-646-608

MAIL TO:


Michael J. Martin
400 S. Lathrop Avenue
River Forest, IL 60305

SEND SUBSEQUENT TAX BILLS TO:

Crawling Stone Road, LLC
3939 N. Nordica
Chicago, IL 60634

Exempt under 35 ILCS 200/31-45 Paragraph (e)
Section 4, Real Estate Transfer Act

Date: 8/15/2023



Signature of Buyer, Seller, or Representative

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LEGAL DESCRIPTION

Parcel 1: Of the East 1/2 of the East 1/2 of the Northeast 1/4 of Section 1, Township 42 North, Range 8, East of the Third Principal Meridian, and of the West 1/2 of the West 1/2 of the Northwest 1/4 of Section 6, Township 42 North, Range 9, East of the Third Principal Meridian, taken as a tract and described as follows: Beginning at a point on the West line of said Section 6, 529.31 feet North of the Southwest corner of the Northwest 1/4 of said Section 6; thence South 88 degrees 33 minutes 20 seconds of the East 65.0 feet; thence North 40 degrees 24 minutes 45 seconds East, 609.40 feet; thence North 5 degrees 41 minutes 10 seconds West, 333.52 feet; thence North 64 degrees 40 minutes 50 seconds West 199.20 feet to the point of beginning of the tract of land herein described; thence Northerly 410.24 feet to a point 324.81 feet North 89 degrees 42 minutes West of a point on the East line of the West 1/2 of the West 1/2 of the Northwest 1/4 of said Section 6, 889.38 feet South of the North line of said Section 6; thence North 0 degrees 02 minutes West 166.38 feet; thence Westerly 337.68 feet to a point on the West line of said Section 6, 723.0 feet South of the Northwest corner of said Section 6; thence North 89 degrees 42 minutes 30 seconds West 99.70 feet to the Easterly right of way line of the Commonwealth Edison Company; thence Southerly along said Easterly right of way line 375.0 feet; thence South 64 degrees 40 minutes 50 seconds East 474.0 feet to the point of beginning; said Section 1 being in Kane County, Illinois, Section 6 being in Cook County, Illinois.

Parcel 2: Easement for the benefit of Parcel 1 for ingress and egress between Parcel 1 and the public road or highway now known as Bateman Road over and along the private roads described or otherwise referred to in the following documents: (1) Declaration of Easements recorded in Kane County on June 17, 1965 as Document Number 1047958 and in Cook County, Illinois on June 15, 1965 as Document Number 19495896; (2) Supplemental Declaration of Easements recorded in Cook County, Illinois on December 12, 1969 as Document Number 21035921; (3) Second Supplemental Declaration of Easements recorded in Kane County on April 21, 1970 as Document Number 1162474 and in Cook County, Illinois on April 6, 1970 as Document Number 21127458; (4) Third Supplemental Declaration of Easements recorded in Cook County, Illinois on March 19, 1971 as Document Number 21426418; (5) Supplemental Declaration of Easements recorded in Cook County, Illinois on March 19, 1971 as Document Number 21434959; (6) Supplemental Declaration of Easements recorded in Cook County, Illinois on August 3, 1977 as Document Number 24041500.

Permanent Index Number(s): 01-06-100-028-0000 (Cook County) and 03-01-100-025 (Kane County)
Property Address: 10 Crawling Stone, Barrington Hills, IL 60010

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METES AND BOUNDS AFFIDAVIT

STATE OF ILLINOIS)
)SS
COUNTY OF COOK and)
COUNTY OF KANE

Adam Kieta, Manager of 819 Circle Development LLC, being duly sworn, states that he resides at 809 Circle, Forest Park, Illinois 60130. 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:

1. The division or subdivision 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.
2. The division 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.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels 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.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance 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.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange 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.
9. The sale 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.

⑩ This conveyance is of land described in the same manner as title was taken by grantor(s).

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

AFFIANTS further state that they make this affidavit for the purpose of inducing the Recorder of Deeds of Will County, Illinois, to accept the attached deed for recording.

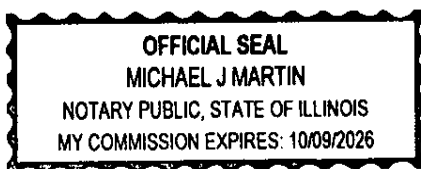
SUBSCRIBED AND SWORN TO BEFORE ME

819 Circle Development LLC, an Illinois limited liability company

This 15th day of August, 2023

[Signature]
Notary Public

By: Adam Kieta
Affiant Adam Kieta, Manager



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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: August 15, 2023

Signature: Adam Kieta
Grantor or Agent

Subscribed and sworn to before me by the said this 15th day of August, 2023.

Notary Public [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 a 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 August 15, 2023

Signature: Adam Kieta
Grantee or Agent

Subscribed and sworn to before me by the said this 15th day of August, 2023.

Notary Public [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.

(Attached 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.)

Revised 10/02-cp