

UNOFFICIAL COPY

Doc#: 2326313522 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/20/2023 04:14 PM Pg: 1 of 4
Dec ID 20230901630567

**MAIL TAX STATEMENTS TO AND
AFTER RECORDING RETURN TO:**

Janice M. Lynch
17656 Rhode Island Court
Orland Park, IL 60467

Name & Address of Preparer:

EncorEstate Plans
Attn: Mike Bennett
113 Cherry Street, PMB 60414
Seattle, WA 98104

Parcel ID No.: 27-32-103-010-1082

QUITCLAIM DEED

THIS DEED made and entered into on this 14th day of December, 20 22, by and between **Janice M. Lynch**, a mailing address of 17656 Rhode Island Court, Orland Park, IL 60467, hereinafter referred to as Grantor(s) and **Janice M. Lynch, as Trustee of the Janice M. Lynch Trust**, a mailing address of 17656 Rhode Island Court, Orland Park, IL 60467, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, Illinois:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Commonly known as: 17656 Rhode Island Court, Orland Park, IL 60467

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

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"Exempt under provisions of Paragraph e"
Section 31-45; Real Estate Transfer Tax Act

December 14, 2022
Date

Janice M. Lynch
Signature of Buyer, Seller or Representative

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 14th day of December, 2022.

Janice M. Lynch
Janice M. Lynch

STATE OF Illinois
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Janice M. Lynch, is/are 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 said instrument as in and for their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 14th day of December, 22.

[Signature]
Notary Public
My commission expires: 4.4.23



No title exam performed by the preparer. Legal description and party's names provided by the party.

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EXHIBIT "A"
LEGAL DESCRIPTION

UNIT 226 IN EAGLE RIDGE CONDOMINIUM UNIT V AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 4 IN EAGLE RIDGE ESTATES, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 1994 AS DOCUMENT 94847112, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT 95450466, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

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 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 December 14, 20 22.

Signature: Janice Lynch
Grantor, or Agent

Subscribed and sworn to before me by the said Janice M. Lynch

This 14th, day of December, 20 22.

[Signature]
Notary Public
My commission expires: 4.4.23



The Grantee or her/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.

Dated December 14, 20 22

Signature: Janice Lynch
Grantee, or Agent

Subscribed and sworn to before me by the said _____

This 14th, day of December, 20 22.

[Signature]
Notary Public
My commission expires: 4.4.23



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.