

# UNOFFICIAL COPY

Doc#: 2328910068 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/16/2023 10:34 AM Pg: 1 of 4

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK )

Dec ID 20230901635945

***Prepared by and return  
after recording to:***

Patrick M. Griffin, Esq.  
Griffin Williams McMahon & Walsh LLP  
21 N. Fourth St.  
Geneva, IL 60134

***Mail Subsequent Tax Bills to:***

Steven Rapp  
Pathfinder Holdings LLC,  
1047 Shannock Series  
1010 Morse Avenue, Suite C  
Schaumburg, IL 60193

**PINS: 07-28-310-069-0000**

(above space reserved for recorder's use)

**QUIT CLAIM DEED**  
*(non-homestead property)*

The GRANTOR, PATHFINDER HOLDINGS, LLC, an Illinois limited liability company, of 1010 Morse Avenue, Suite C, Schaumburg, Illinois 60193 (the "Grantor") for the consideration of Ten and no/100ths dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby remise, release, convey and quit claim (without any covenant, representation or warranty of any kind), to: PATHFINDER HOLDINGS LLC, 1047 Shannock Series, an Illinois limited liability company of 1010 Morse Avenue, Suite C, Schaumburg, Illinois 60193 (the "Grantee"), the real estate described as follows:

Legal Description: **See Attached Legal Exhibit attached hereto as Exhibit A**

Common Address: 1047 Shannock Lane, Schaumburg, IL 60193

and further waives any right of homestead in the above described property



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## EXHIBIT "A"

### LEGAL DESCRIPTION

PARCEL 1: LOT 21350 AND THAT PART OF LOT 21349 LYING NORTH OF A LINE FROM A POINT IN THE WESTERLY LINE OF LOT 21349, 0.69 FEET SOUTHERLY OF THE NORTHWEST CORNER THEREOF TO A POINT IN THE EASTERLY LINE OF LOT 21349, 0.85 FEET SOUTHERLY OF THE NORTHEAST CORNER THEREOF IN WEATHERSFIELD UNIT 21 "D" TOWNHOUSE SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JULY 7, 1976 AS DOCUMENT LR 2880010, AND ALSO RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NUMBER 23549103 ON JULY 7, 1976, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENT RECORDED AS DOCUMENT NO. 2354910, ALL IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

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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: 9 | 26 | 20 23

SIGNATURE: [Signature]  
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:

NANETTE B. STEPHENS

By the said (Name of Grantor): PATRICK M. GRIFFIN, AGENT

On this date of: 9 | 26 | 20 23

NOTARY SIGNATURE: [Signature]

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: 9 | 26 | 20 23

SIGNATURE: [Signature]  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

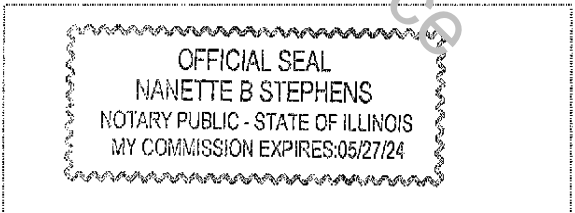
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): PATRICK M. GRIFFIN, AGENT

On this date of: 9 | 26 | 20 23

NOTARY SIGNATURE: [Signature]

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)**