

# UNOFFICIAL COPY

Doc#: 2331306310 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/09/2023 03:21 PM Pg: 1 of 3

## QUIT CLAIM DEED

ILLINOIS

Dec ID 20231001657172  
ST/CO Stamp 1-069-766-608

*Above Space for Recorder's Use Only*

THE GRANTOR(S) TIMOTHY J. BROUDER and ILA S. BROUDER, husband and wife of the City of Mt. Prospect, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and QUIT CLAIM(s) to *(Name and Address of Grantee-s)* TIMOTHY J. BROUDER and ILA S. BROUDER as Trustees of the TIMOTHY J. BROUDER REVOCABLE TRUST U/A/D 9-14-2023 and ILA S. BROUDER and TIMOTHY J. BROUDER, as Trustee of the ILA S. BROUDER REVOCABLE TRUST U/A/D 9-14-2023 as Tenants By The Entirety of 318 Hi-Lusi., Mt. Prospect, Illinois, the following described Real Estate, situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part here of.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2024 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 08-11-217-020

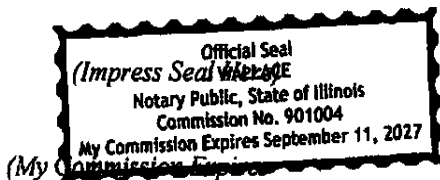
Address(es) of Real Estate:  
318 S. Hi-Lusi Avenue, Mt. Prospect, IL 60056

The date of this deed of conveyance is 10/27/2023

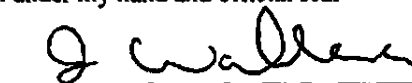
  
(SEAL) TIMOTHY J. BROUDER

  
ILA S. BROUDER

State of Illinois, County of COOK I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TIMOTHY J. BROUDER and ILA S. BROUDER, husband and wife 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 the said instrument as his/her(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



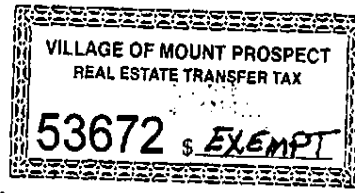
Notary Public

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

For the premises commonly known as: 318 Hi-Lusi Avenue, Mt. Prospect, Illinois 60056

Legal Description:  
LOT 10 IN BLOCK 2 IN PROSPECT PARK COUNTRY CLUB SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 11 AND THE SOUTH 15 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



*Exempt pursuant to Act  
54 Real Estate Transfer Act  
[Signature]  
10/27/23*

<p>This instrument was prepared by RICHARD L. SCHENCKER, ESQ. 555 SKOKIE BLVD., # 495 NORTHBOOK, IL 60062</p>	<p>Send subsequent tax bills to: TIMOTHY AND ILA BROUDER 318 HI-LUSI AVE MT. PROSPECT, IL 60056</p>	<p>Recorder-mail record document to:  Schencker &amp; Staron, LTD 555 Skokie Blvd, Suite 495 Northbrook, Illinois 60062</p>
---	---	---

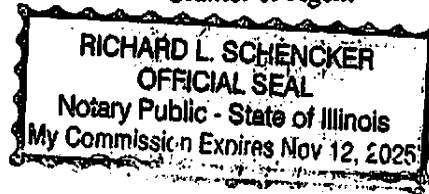
# UNOFFICIAL COPY

## 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 10/31/23 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
by the said [Signature]  
dated 10/31/23

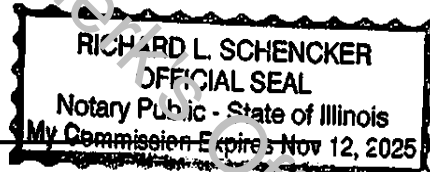


Notary Public [Signature]

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 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 10/31/23 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
by the said GRANTOR  
dated 10/31/23



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.

(Attach to deed or Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**