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Prepared By

America's Trustee Services, LLC
1730 Rhode Island Avenue NW, Suite 608
Washington, DC 20036

Doc#: 2331906339 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/15/2023 10:32 AM Pg: 1 of 3
Dec ID 20231101668410

After Recording Return To

Jorge Newbery
440 S. LaSalle St., Suite 1110
Chicago Illinois 60605

Space Above This Line for Recorder's Use

ILLINOIS QUIT CLAIM DEED

STATE OF ILLINOIS
COOK COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten dollars and no/100 (\$10.00) in hand paid to Jorge Newbery and Echeverria Newbery, husband and wife, residing at 540 S Summit Street, County of Cook, City of Barrington, State of Illinois (hereinafter known as the "Grantor(s)") hereby quitclaims to NPL Capital LLC, located at 540 S Summit Street, County of Cook, City of Barrington, State of Illinois (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Cook County, Illinois to-wit:

Parcel: **01-01-126-063 and 01-01-126-043**
Commonly Known as: **540 S Summit Street, Barrington, IL 60010**

The North 40 feet of Lot 17 and all of Lot 18 in Popp's resubdivision of Block 16 in Barrington, a subdivision of the Northeast quarter of the Northwest quarter of Section 1, also lots 1 to 9, inclusive, of Lot 106 in Munday's resubdivision of lots 102 and 106 of the County Clerks's redivision of the assessor's division (except lots 9 to 17, inclusive and lots 30, 34 and 35 thereof) of the West half of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 1, township 42 North, Range 9, East of the third principal meridian, according to the Plat of said Popp's resubdivision recorded August 16, 1927 as document number 9750124 in Cook County Illinois.

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, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest,

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lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Effective September 11, 2023

[Signature]

Grantor's Signature

Jorge Newbery Echeverria Newbery

Grantor's Name

5405 Summit St.

Address

Barrington IL 60010

City, State & Zip

STATE OF ILLINOIS)

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jorge Newbery & Echeverria Newbery whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 11th day of September, 2023



[Signature]
Notary Public

My Commission Expires: 3/2/27

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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: 09 | 11 | 2023

SIGNATURE: 
GRANTOR or AGENT

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

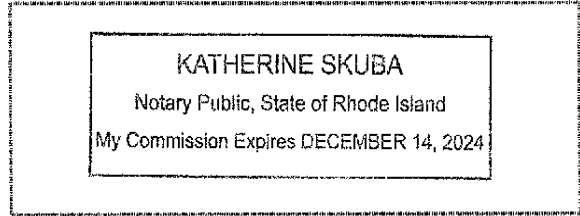
Subscribed and sworn to before me, Name of Notary Public: _____
(AGENT)
By the said (Name of Grantor): MATTHEW ROBINSON

KATHERINE SKUBA

On this date of: 09 | 11 | 2023

NOTARY 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: 09 | 11 | 2023

SIGNATURE: 
GRANTEE or AGENT

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

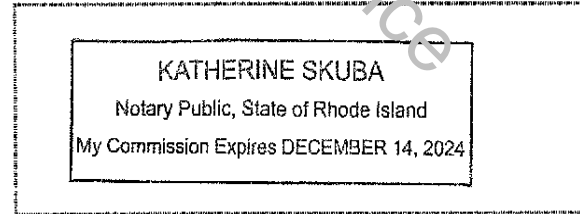
Subscribed and sworn to before me, Name of Notary Public: _____
(AGENT)
By the said (Name of Grantee): MATTHEW ROBINSON

KATHERINE SKUBA

On this date of: 09 | 11 | 2023

NOTARY 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)**)