

UNOFFICIAL COPY

Doc#. 2332106230 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/17/2023 09:21 AM Pg: 1 of 4

Dec ID 20231101675925
ST/CO Stamp 0-541-937-616

Quit Claim Deed Illinois Statutory

MAIL TO:

MJT Real Estate LLC
402 North Yale Ave.
Arlington Heights, IL 60002

NAME & ADDRESS OF TAXPAYER:

MJT Real Estate LLC
402 North Yale Ave.
Arlington Heights, IL 60002

THE GRANTOR, JAMES R. LATAL, a married man, of the Village of Arlington Heights, County of Cook, State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEYS AND QUIT CLAIMS TO THE GRANTEE, MJT REAL ESTATE LLC of 402 N Yale Ave, Arlington Heights, IL all of the interest in the following described real estate, being situated in County Cook and State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED

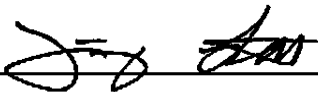
Subject to covenants, easements and restrictions of record, party wall, building lines and general real estate taxes for 2022 and subsequent years. TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever.

Permanent Index Number(s): 08-15-301-005-1123

2323 S. Goebbert Road, Unit 109,

Property Address: Arlington Heights, IL 60005

Dated this 10 day of July, 2023



James R. Latal

(Seal)

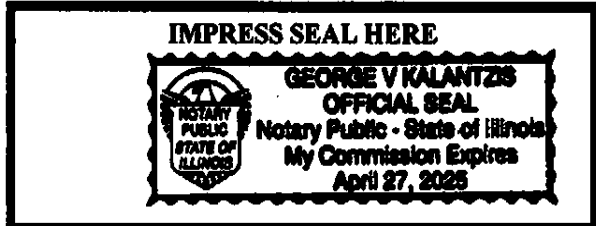
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JAMES R. LATAL 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 he signed, sealed and delivered the said instrument as his 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 notarial seal this 10th day of July, 2023

Notary Public
My commission expires on 04/27/2025.



NAME AND ADDRESS OF PREPARER:
George Kalantzis
Kalantzis Law Firm
George Kalantzis
1861 Hicks Rd
Suite B
Rolling Meadows, IL 60008

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31-45, PROPERTY TAX CODE.

DATE: 07/10/2023

[Signature]
Signature of Buyer, Seller or Representative.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTOIN

Parcel 1:

Unit F109 in Brittany Place Condominium as delineated on a survey of the following described real estate: Lot 1 in Greta Lederer Development Co.'s Subdivision of part of the East 1/2 of the Southwest 1/4 of Section 15, Township 41 North, Range 11 East of the Third Principal Meridian, according to Plat thereof registered in the office of the Registrar of titles of Cook County, Illinois on July 25, 1966 as document 2283027, in Cook County, Illinois; which survey is attached as Exhibit "C" to the declaration for Brittany Place, including matters relating to the Brittany place condominium recorded May 19, 1994 as document 94451607 as amended by recharacterization amendment No. 1 recorded July 24, 1994 as document 94556621; together with its undivided percentage interest in the common elements, in Cook County, Illinois

Parcel 2:

Easements appurtenant to and for the benefit of Parcel 1 for pedestrian ingress and egress, as Set Forth in the declaration for Brittany Place, including matters relating to the Brittany place condominium recorded May 19, 1994 as document 94451607 as amended by recharacterization amendment No. 1 recorded July 24, 1994 as document 94556621, and as created by deed from La Salle National Trust N.A., as trustee under trust agreement dated January 18, 1994 known as trust number 118581 to Martha M. Kayner recorded September 14, 1994 as document 94803008 and rerecorded October 26, 1994 as document 94914735.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

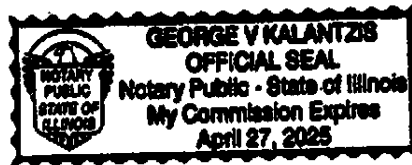
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or agent affirms that, to the best of his or her 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 07/10/, 2023 Signature: [Signature]
Grantor or Agent

Subscribed and Sworn to before me by
this 10th day of July, 2023

NOTARY PUBLIC [Signature]

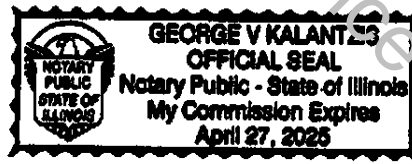


The grantee or his or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated 07/10/, 2023 Signature: [Signature]
Grantee or Agent

Subscribed and Sworn to before me by
this 10th day of July, 2023

NOTARY PUBLIC [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of the 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)