

UNOFFICIAL COPY

Quit Claim Deed
Individual to
Two Individuals
(ILLINOIS)



23353220371

Doc# 2335322037 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/19/2023 01:33 PM PG: 1 OF 4

(The Above Space for Recorder's Use Only)

THE GRANTOR, Elizabeth Owens, a single woman, whose post office address is 900 S. River Rd., Unit 5B, Des Plaines, Cook County, IL 60016, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to GRANTEES, Elizabeth Owens, a single woman, whose post office address is 900 S. River Rd., Unit 5B, Des Plaines, Cook County, IL 60016, and Paris Tanette B. Fulton, a single woman, whose post office address is 900 S. River Rd., Unit 5B, Des Plaines, Cook County, IL 60016 the following described Real Estate situated in the County of Kane, in the State of Illinois, to wit:

UNIT 5-B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE THACKER HOUSE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 21315372, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 09-20-206-035-1021

Commonly known as: 900 S. River Rd., Unit 5B, Des Plaines, IL 60016

HEREBY RELEASING AND WAIVING all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes for 2023 and subsequent years.

Exempt deed or instrument
eligible for recordation
without payment of tax.

ILLINOIS QUIT CLAIM DEED


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City of Des Plaines

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TO HAVE AND TO HOLD said premises not as Tenants in Common, not as Tenants by the Entirety, but as JOINT TENANTS forever.

IN WITNESS WHEREOF, the Grantor/undersigned has hereunto set her hand and seal this 17th day of November, 2023.


/s/ 
Elizabeth Owens - Grantor

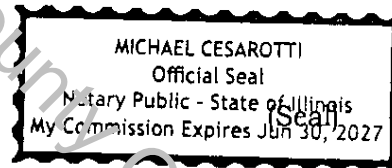
NOTARY ATTESTATION

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

On this the 17th day of November, 2023, before me, the undersigned, a notary public in and for the State and County aforesaid, personally appeared Elizabeth Owens, a single woman, personally known to me (or proved to me on the basis of satisfactory evidence) to be the same person whose name is subscribed to the foregoing instrument, and acknowledged to me that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

WITNESS my hand and official seal

/s/ 
Notary Public
My commission expires: 6/30/2027



Affiant Known Unknown
ID Produced Illinois Driver's License

Prepared By:

Ronnie L. Villar, Esq.
One Renaissance Place, #902
Palatine, Illinois 60067
ATTY# 6279974

After Recording Mail To:

Elizabeth Owens
Paris Tanette B. Fulton
900 S. River Rd., Unit 5B
Des Plaines, IL 60016

Send Subsequent Tax Bills to:

Elizabeth Owens
Paris Tanette B. Fulton
900 S. River Rd., Unit 5B
Des Plaines, IL 60016

Exempt under the provisions of Section 4, Paragraph E of the Illinois Real Estate Transfer Tax Act.

ILLINOIS QUIT CLAIM DEED

REAL ESTATE TRANSFER TAX

19-Dec-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

09-20-206-035-1021

| 20231201694372 | 0-615-526-448

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EXEMPTIONS

PROPERTY ADDRESS: 900 S. River Rd., Unit 5B, Des Plaines, IL 60016



PROPERTY IS LOCATED IN UNINCORPORATED DES PLAINES AND IS EXEMPT FROM PAYMENT OF THE TRANSFER TAX.
(PLEASE SIGN AND DATE BELOW)

Note: The City of Des Plaines Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are enumerated in Section 15-7-7 of the Ordinance which is printed below. To claim one of these exemptions, complete the appropriate blanks below:

I hereby declare that this transaction is exempt from taxation under the City of Des Plaines Real Estate Transfer Tax Ordinance by paragraph(s) D of Section 15-7-7 of said Ordinance.

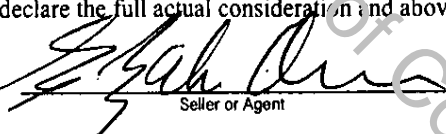
Details for exemption claimed: (Explain what is changing on title) Grantor is quit claiming the property to Grantor and her daughter as Joint Tenants.

If claiming exemption under paragraph D for consideration less than \$100.00:

What is the grantor's relationship to the grantee? Grantees are the Grantor and her daughter

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Signature



Seller or Agent

Date Signed

12/12/2023

Section 15-7-7 The tax imposed by this article shall not apply to the following transactions:

- (A) Transactions involving property acquired by or from any governmental body or by any corporation, society, association, foundation or institution organized and operated exclusively for charitable, religious or educational purposes.
- (B) Transactions which secure debt or other obligations.
- (C) Transactions in which deeds, without additional consideration, confirm, correct, modify or supplement deeds previously recorded.
- (D) Transactions in which the actual consideration is less than one hundred dollars (\$100.00).
- (E) Transactions in which the deeds are tax deeds.
- (F) Transactions which are releases of property which is security for a debt or other obligation.
- (G) Transactions of partitions.
- (H) Transaction made pursuant to mergers, consolidations or transfers or sales of substantially all of the assets of a corporation pursuant to plans of reorganization.
- (I) Transactions between subsidiary corporations and their parents for no consideration other than the cancellation or surrender of the subsidiary corporation's stock.
- (J) Transactions wherein there is an actual exchange of real property except that the money difference or money's worth paid from one to the other shall not be exempt from the tax.
- (K) Transactions representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States.
- (L) Transactions involving deeds issued to holder of a mortgage pursuant to a mortgage foreclosure proceeding or pursuant to a transfer in lieu of foreclosure.

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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)

The **GRANTOR** or her agent affirms that, to the best of her 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 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.

/s/ [Signature]
Signature of Grantor or Agent

Dated 12/19, 2023

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

Subscribed and sworn to before me by the said Elizabeth A. Owens (Name of Grantor),
this 19th day of December, 2023.

Notary Public [Signature]



The **GRANTEE** or her agent(s) 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 title to real estate under the laws of the State of Illinois.

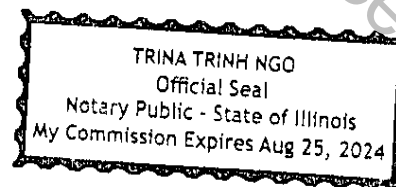
/s/ [Signature]
Signature of Grantee or Agent

Dated 12/19, 2023

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

Subscribed and sworn to before me by the said Paris Tonette B. Fulton (Name of Grantee),
this 19th day of December, 2023.

Notary Public [Signature]



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)**)

STATEMENT BY GRANTOR AND GRANTEE