

# UNOFFICIAL COPY

PT23-95690  
10P3

Doc#: 2400913436 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/09/2024 02:36 PM Pg: 1 of 5

RECORDING REQUESTED BY:  
WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO:

**Kevin Farrell**  
1763 Killarney Lane  
Northbrook, IL  
60062

Dec ID 20231201698623  
ST/CO Stamp 1-542-967-344

FILE NO.: FRX-033064  
APN.: 04-13-106-032-00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is: \$0.00

CITY TAX \$0.00

- Monument Preservation Fee is:
- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area: City of:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Odin New Horizon Real Estate Fund LP, a Delaware limited partnership ("Grantor"), hereby remises, releases and forever quitclaims to KEVIN FARRELL ("Grantee"), the real property (the "Property") in the City of Northbrook, County of Cook, State of IL, described in "Exhibit A" attached hereto and made a part hereof by this reference.

It is the intention of the Grantor to relinquish, remit and terminate all its rights, title and interest in and to the Property arising under the following agreements, made by and among Grantee and Unison Agreement Corp., a Delaware corporation ("Unison"), and each dated as of January 17, 2018: (i) the Unison HomeOwner Covenant Agreement, (ii) the Unison HomeOwner Option Agreement, and (iii) the Unison HomeOwner Recorded Memorandum, which Memorandum was recorded in the Official Records of Cook County, State of IL, on February 5, 2018 as Instrument Number 1803646096 as the three aforesaid agreements were assigned by Unison to Grantor under that certain Memorandum of Assignment made as of January 17, 2018 and recorded in the Official Records of Cook County, State of IL, on February 5, 2018 as Instrument Number 1803646098.

[Signatures appear on the following page]

Prepared by:  
Odin New Horizon  
650 California St  
Suite 1800  
San Francisco, CA 94108

**EXEMPT UNDER THE PROVISIONS  
OF PARAGRAPH 6 SECTION 4  
OF THE REAL ESTATE TRANSFER  
TAX ACT**

Date: 01/05/23 By: 

PROPER TITLE, LLC

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Dated: as of December 14, 2023

**Odin New Horizon Real Estate Fund LP, a Delaware limited partnership**

By: Odin New Horizon Real Estate General Partner LLC,  
a Delaware limited liability company, its General Partner



Name: Robert Carbone

Title: Authorized Signatory

Date: 12/14/23

See Attached

## ACKNOWLEDGMENT

A notary public or other officer, completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California )  
  ) ss.  
COUNTY OF San Francisco )

On \_\_\_\_\_, before me Melissa Leung, a Notary Public, personally appeared Robert Carbone who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (seal)

Property of Cook County Clerk's Office

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## ACKNOWLEDGMENT

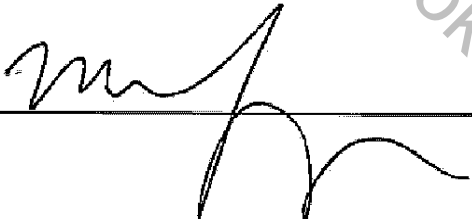
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California )  
 ) ss.  
COUNTY OF San Francisco )

On 12/14/23, before me Melissa Leung, a Notary Public, personally appeared ROBERT CRANE who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (sc 1)



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## Exhibit A

Lot 26 in Unit Number 2 resubdivision of part of blocks 2 and 5 all in Block 6 and the vacated streets and alleys adjoining said blocks all in First Addition to Skokie Highlands, a subdivision in the Northwest 1/4 of Section 13, township 42 north, range 12 east of the third principal Meridian according to Plat thereof recorded as document 15368893 in Cook County, Illinois.

Property Address: 1763 Killarney Lane, Northbrook, IL 60062

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: 12/19/2023

SIGNATURE: \_\_\_\_\_  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION:

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

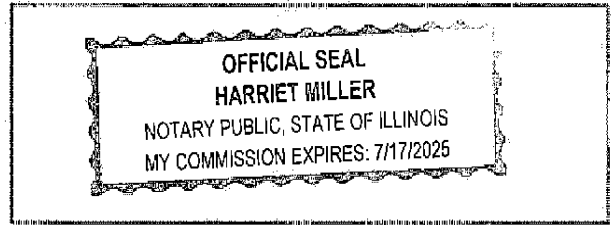
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Susan McManus

On this date of: 12/19/2023

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: 12/19/2023

SIGNATURE: \_\_\_\_\_  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION:

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

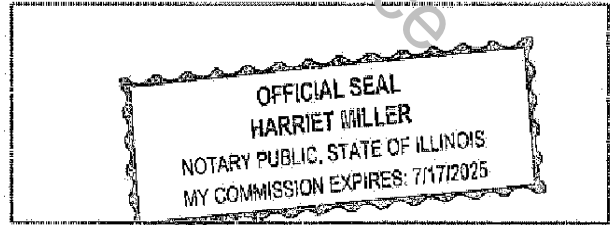
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Susan McManus

On this date of: 12/19/2023

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)**)