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Greater Illinois Title Co.
120 N LaSalle St., #900
Chicago IL 60602
GIT Accom File #: 10008755

Doc#: 2405841066 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/27/2024 11:21 AM Pg: 1 of 6
Dec ID 20240201632443
ST/CO Stamp 0-699-408-944

RECORDING COVER SHEET

Cook County

TYPE OF DOCUMENT: QUIT CLAIM DEED

Re.: PIN # 18-04-118-012-0000

THIS INSTRUMENT PRESENTED FOR RECORDING BY GREATER ILLINOIS TITLE COMPANY AT THE REQUEST OF PREPARER, AS AN ACCOMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR EFFECT UPON TITLE

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10008786 (3/3)

This instrument prepared by:

Jill Beda Daniels
Jill Daniels LLC
29 S. Brainard Avenue
La Grange, Illinois 60525

MAIL SUBSEQUENT TAX BILL TO:

Jill Beda Daniels, Trustee
Peter Gary Daniels, Trustee
29 S. Brainard Avenue
La Grange, IL 60525

MAIL RECORDED DEED TO:

Jill Daniels LLC
Jill Daniels
29 S. Brainard Avenue
La Grange, IL 60525

QUITCLAIM DEED

The Grantors, **Jill Beda Daniels**, of the City of LaGrange, County of Cook, Illinois, and **Peter G. Daniels**, of the City of LaGrange, County of Cook, Illinois, *Wife and Husband*, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid, CONVEY AND QUIT CLAIMS to **Jill Beda Daniels** of 29 S. Brainard Avenue, La Grange, IL 60525 as **Trustee of the Jill Beda Daniels Revocable Trust Dated February 3, 2024** and **Peter Gary Daniels** of 29 S. Brainard Avenue, La Grange, IL 60525, as **Trustee of the Peter Gary Daniels Revocable Trust dated February 3, 2024** the following described real estate situated in County of Cook, State of Illinois, to wit:

LOT 25 IN ROBBVILLE, BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 4, TOWNSHIP 38, NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 29 S. Brainard Avenue, La Grange, Illinois 60525

PIN: 18-04-118-012-0000

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois. TO HAVE AND HOLD said premises forever.

REAL ESTATE TRANSFER TAX 14-Feb-2024



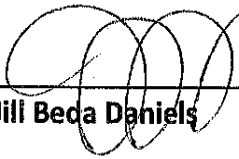
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

18-04-118-012-0000

| 20240201632443 | 0-699-408-944


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IN WITNESS WHEREOF, this deed was executed by the undersigned on the 3rd day of February, 2024.



Jill Beda Daniels

IN WITNESS WHEREOF, this deed was executed by the undersigned on the 3rd day of February, 2024.

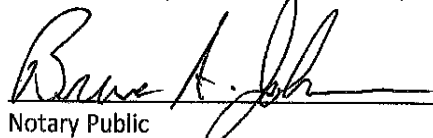


Peter G. Daniels

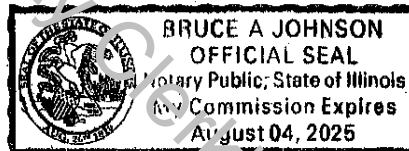
STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Jill Beda Daniels** personally known to me to be the same persons 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.

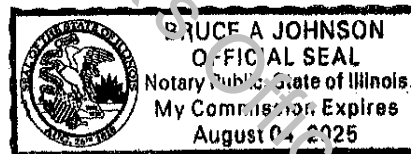
Given under my hand and official seal, this 3 day of FEBRUARY, 2024.



Notary Public

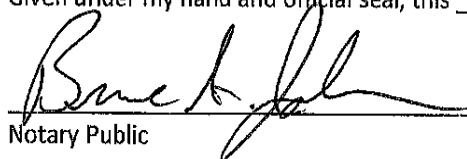


STATE OF ILLINOIS)
COUNTY OF COOK)

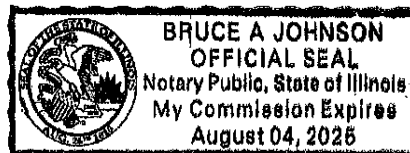


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Peter G. Daniels**, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3 day of FEBRUARY, 2024.

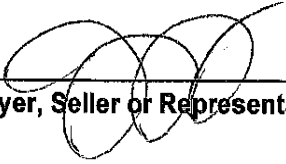


Notary Public



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Exempt under provisions of Paragraph (e), 35 ILCS 200/31-45



Buyer, Seller or Representative

2/3/24
Date

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: 2 | 3 | 2024

SIGNATURE: [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:

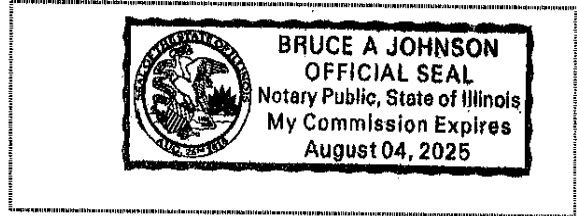
Bruce A. Johnson

By the said (Name of Grantor): Jill Beeda Daniels

On this date of: FEBRUARY 3 | 2024

NOTARY SIGNATURE: [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: 2 | 3 | 2024

SIGNATURE: [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:

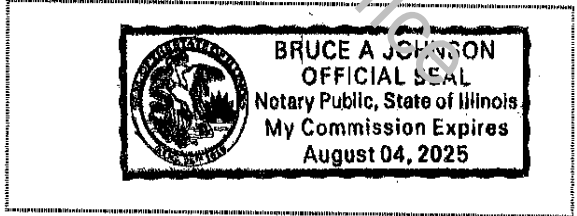
Bruce A. Johnson

By the said (Name of Grantee): Jill Beeda Daniels

On this date of: FEBRUARY 3 | 2024

NOTARY SIGNATURE: [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)**)

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EXHIBIT A

LOT 25 IN ROBBVILLE, BEING A SUBDIVISION OF PART OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 4, TOWNSHIP 38, NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 29 S. Brainard Avenue, La Grange, Illinois 60525

PIN: 18-04-118-012-0003

Property of Cook County Clerk's Office