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Doc#: 2407224238 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/12/2024 11:34 AM Pg: 1 of 3

Quit Claim Deed

ILLINOIS STATUTORY

MAIL TO:

Law Office of James R. Nelson &
Associates LLC
800 W. Central Rd, Ste 105N
Mount Prospect, IL 60056

NAME & ADDRESS OF TAXPAYER:

The Martina Tchorz and Jack Tchorz Revocable
Living Trust dated February 1, 2024
208 Lonsdale Road
Prospect Heights, IL 60070

Dec ID 20240201633676
ST/Co Stamp 0-545-475-120 ST Tax \$0.00 CO Tax \$0.00

THE GRANTOR, Martina Tchorz, married to Jack Tchorz, of the City of Prospect Heights, of the County of Cook, of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM TO The Martina Tchorz and Jack Tchorz Revocable Living Trust dated February 1, 2024, of the County of Cook, the State of Illinois, all interest in the following described real estate situation in the County of Cook, in the State of Illinois, to wit:

(LEGAL DESCRIPTION)

UNIT 301 IN ORCHARD VALE CONDOMINIUM NUMBER 1 AS DELINEATED ON THE SURVEY OF THAT PART OF LOT 2 IN OLD ORCHARD COUNTRY CLUB SUBDIVISION, BEING A PART OF THE NORTH WEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1972 AS DOCUMENT 21895678 IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM (CONDOMINIUM DECLARATION) RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 2,983409 TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever,

Permanent Index Number(s): 03-27-100-030-1038

1400 North Elmhurst Road, Unit 301, Mount Prospect, IL

Property Address: 60056

Dated this 1st day of February, 2024





(Martina Tchorz)

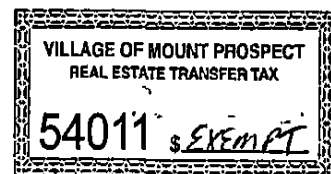
(Seal)



(Jack Tchorz, signing for the purpose of waiving homestead rights)

(Seal)

REAL ESTATE TRANSFER TAX		05-Mar-2024	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
03-27-100-030-1038		20240201633676 0-545-475-120	



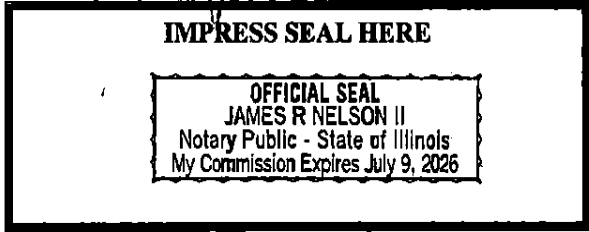
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Martina Tchorz and Jack Tchorz personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 1st day of February, 2024

Notary Public
My commission expires on _____



If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:

James R Nelson
Law Office of James R. Nelson & Associates LLC
James R Nelson
800 W. Central Rd, Ste 105N
Mount Prospect, IL 60056

EXEMPT UNDER PROVISIONS OF PARAGRAPH SECTION 31-45, PROPERTY TAX CODE.
EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) 35 ILCS 200/31-45, PROPERTY TAX CODE AND COOK COUNTY ORD. 93-0-28 PAR ()
DATE: 2/1/24
Signature of Buyer, Seller or Representative.

This conveyance must contain the name and address of the Grantee for tax billing purposes (55ILCS 5/3-5020) and the name and address of the person preparing the instrument, (55ILCS 5/3-5022)

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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: February 1, 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:

By the said (Name of Grantor): Martina Tchorz

On this date of: February 1, 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: _____, 20__

SIGNATURE: [Signature]
GRANTEE or AGENT

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

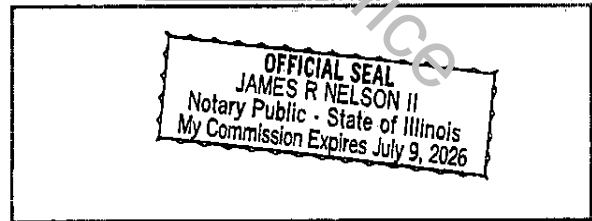
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): The Marina Tchorz and Jack Tchorz Revocable Living Trust dated February 1, 2024

On this date of: February 1, 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)**)