

UNOFFICIAL COPY

Prepared By:

Thomas M. Dahlgren
3502 Frontage Road
Rolling Meadows, Illinois 60008

After Recording Return To:

Thomas M. Dahlgren
3502 Frontage Road
Rolling Meadows, Illinois 60008



Doc# 2409323030 Fee \$93.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 4/2/2024 10:19 AM
PAGE: 1 OF 3

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QUIT CLAIM DEED

State of Illinois
Cook County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar (\$1.00) and other good or valuable consideration, if any, in hand paid to the Grantors known as:

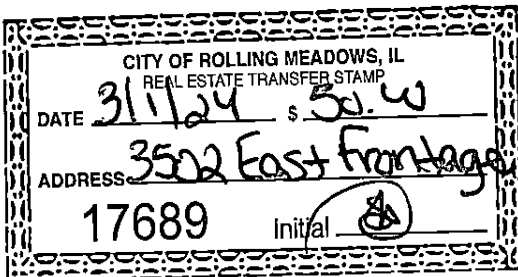
GRANTORS: Thomas M. Dahlgren and Kathryn A. Dahlgren, his wife, in joint Tenancy and not as Tenants in Common, residing at 3502 Frontage Road, Rolling Meadows, Illinois, 60008. The receipt whereof is hereby acknowledged, the Grantors does hereby remise, release, and quit claim to The Dahlgren Trust U/A DTD July 23, 2016 with Thomas M. Dahlgren and Kathryn A. Dahlgren acting as the Co Trustees, with a mailing address of 3502 Frontage Road, Rolling Meadows, Illinois, 60008 (hereinafter the Grantee), all the rights, title, interest, and claim in or to the following described real estate, situated in Cook County, Illinois, to wit:

Lot 2 in Tellview Estates, a subdivision of part of the Southeast 1/4 of Section 35, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

PIN# 02 35 401 016

Address: 3502 Frontage Road, Rolling Meadows, Illinois 60008

TO HAVE AND TO HOLD all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee, and their heirs and assigns forever.



REAL ESTATE TRANSFER TAX



02-35-401-016-0000

02-Apr-2024

COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

| 20240301649771 | 1-174-418-992

S Y
P 3
S 1
SC Y
INT 220

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IN WITNESS WHEREOF, the Grantors has duly executed this Quit Claim Deed as of the date hereinunder.

Grantor s Signature
Thomas M. Dahlgren
3502 Frontage Road, Rolling Meadows, Illinois, 60008

Date 01/29/2024
Thomas M. Dahlgren

Grantor s Signature
Kathryn A. Dahlgren
3502 Frontage Road, Rolling Meadows, Illinois, 60008

Date 01/29/2024
Kathryn A. Dahlgren

NOTARY ACKNOWLEDGMENT

State of Illinois)

County of Cook)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas M. Dahlgren and Kathryn A. Dahlgren whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 29 day of January, 2024.

[Signature]
Notary Public

(SEAL)



My Commission Expires: 10/4/2027

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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: 02 | 27 | 2024

SIGNATURE: Kathryn A. Dahlgren
GRANTOR or AGENT

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

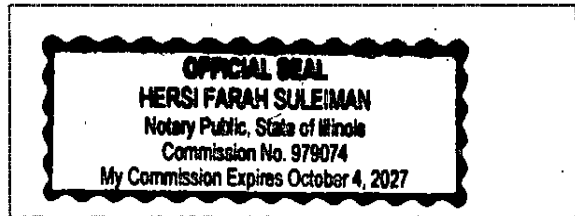
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): _____

On this date of: 02 | 27 | 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: 02 | 27 | 2024

SIGNATURE: Kathryn A. Dahlgren
GRANTEE or AGENT

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

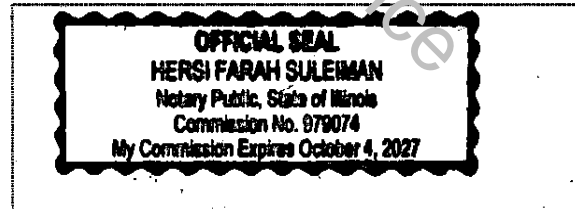
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): The Dahlgren Trust

On this date of: 02 | 27 | 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)**