

**QUITCLAIM DEED**  
ILLINOIS STATUTORY

**UNOFFICIAL COPY**



**MAIL TO:**

Gandhi Selim Law, P.C.  
1635 W. Wise Road, Suite 10  
Schaumburg, IL 60193

Doc# 2409522035 Fee \$93.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 4/4/2024 11:27 AM

PAGE: 1 OF 3

**NAME & ADDRESS OF TAXPAYER**

Diane Behringer, Trustee  
1755 Robin Walk, #D  
Hoffman Estates, IL 60169

THE GRANTOR, **Diane Behringer**, a single woman, of the Village of Hoffman Estates, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS, CONVEY(S) and WARRANT(S) to **Diane Behringer NOT INDIVIDUALLY but as TRUSTEE of the DIANE BEHRINGER REVOCABLE TRUST DATED March 1, 2024**, of 1755 Robin Walk #D, Hoffman Estates, IL 60169 all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT "D" 1755 ROBIN WALK IN THE MOON LAKE VILLAGE TWO-STORY-CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN PETER ROBIN FARMS UNIT 'ONE', BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED November 14, 1969 AS DOCUMENT NUMBER 21013530, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24686037, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 24686036, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** (a) General real estate taxes not due and payable at time of closing; (b) Covenants, conditions, and restrictions of record; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Easements for public utilities, drainage ditches, feeder lateral and drain title, pipe or other conduit.

Permanent Index Number(s): 07-08-300-019-1100

Property Address: 1755 Robin Walk, #D, Hoffman Estates, IL 60169

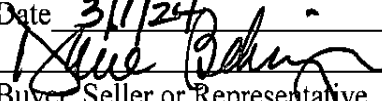
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

 (SEAL)  
DIANE BEHRINGER

DATED this 1<sup>st</sup> day of MARCH, 2024

Exempt under provisions of Paragraph (e)

Section 31-45, Property Tax Code

Date 3/1/24  
  
Buyer, Seller or Representative

S  
P  
S  
SC  
INT

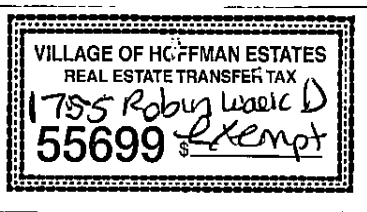
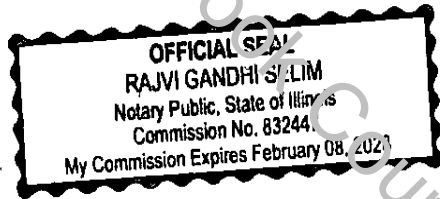
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State of Illinois )  
 ) ss.  
 County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Diane Behringer**, personally known to me to be the same person(s) whose name(s) 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 official seal this 1<sup>ST</sup> day of MARCH 2024.

Rajvi Gandhi Selim  
 Notary Public



REAL ESTATE TRANSFER TAX		04-Apr-2024
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
07-08-300-019-1100		20240301666258   0-878-561-040

**NAME AND ADDRESS OF PREPARER:**

Rajvi Gandhi Selim, Esq.  
 Gandhi Selim Law, P.C.  
 1635 W. Wise Road, Suite 10A  
 Schaumburg, IL 60193  
 (847) 413-4455

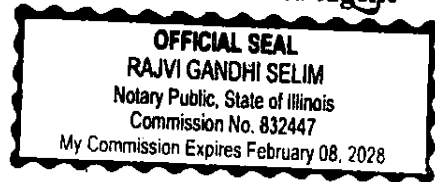
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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.

Dated March 1, 2024

Signature: *Diane Behringer*  
Grantor or Agent

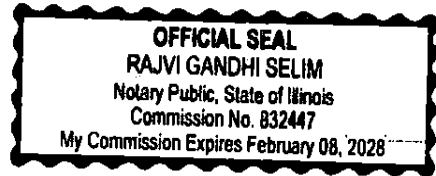


Subscribed and sworn to before me  
By the said Diane Behringer  
This 1<sup>st</sup> day of March, 2024  
Notary Public Rajvi Gandhi Selim

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest 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.

Date March 1, 2024

Signature: *Diane Behringer*  
Grantee or Agent



Subscribed and sworn to before me  
By the said Diane Behringer  
This 1<sup>st</sup> day of March, 2024  
Notary Public Rajvi Gandhi Selim