

UNOFFICIAL COPY

QUIT CLAIM DEED

MAIL TO:

Minasian Law Firm
1229B Green Bay Road
Wilmette, IL 60091

NAME & ADDRESS OF TAXPAYER:

John O'Shea and Sherry O'Shea
694 St. Mary's Pkwy
Buffalo Grove, Illinois 60089

Doc#: 2410202230 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/11/2024 12:58 PM Pg: 1 of 4

Dec ID 20240401675950

ST/Co Stamp 0-876-682-800 ST Tax \$0.00 CO Tax \$0.00

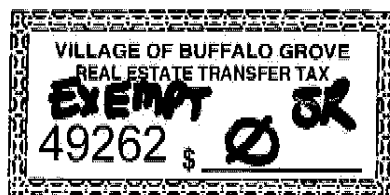
THE GRANTOR(S), **JOHN O'SHEA and SHERRY O'SHEA**, husband and wife, of 694 St. Mary's Pkwy., Buffalo Grove, Illinois 60089, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable consideration in hand paid, QUIT CLAIM AND CONVEY to the GRANTEE(S), **JOHN O'SHEA and SHERRY O'SHEA**, as Trustees of the **O'SHEA JOINT LIVING TRUST** dated April 2, 2024, and any amendments thereto, beneficial interest of said trust being held by John O'Shea and Sherry O'Shea, of 694 St. Mary's Pkwy., Buffalo Grove, Illinois 60089, the following described real estate situated in the County of Lake, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 03-05-210-025-000

Property Address: 694 St. Mary's Pkwy, Buffalo Grove, Illinois 60089

Subject to: Covenants, conditions and restrictions of record and general real estate taxes for 2023 and subsequent years.



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Dated this 2nd day of April, 2024.

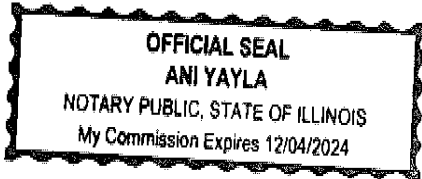
John W. O'Shea
JOHN O'SHEA

Sherry O'Shea
SHERRY O'SHEA

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that **John O'Shea and Sherry O'Shea**, 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 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 2nd day of April, 2024.



Ani Yayla
Notary Public

My commission expires on December 4, 2024.

NAME AND ADDRESS OF PREPARER:

Rudy Minasian
The Minasian Law Firm
1229B Green Bay Road
Wilmette, IL 60091

EXEMPT UNDER PROVISIONS OF
PARAGRAPH E, SECTION 4, REAL ESTATE
TRANSFER ACT

DATE: April 2, 2024

Rudy Minasian
Grantor or Agent

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LEGAL DESCRIPTION

LOT 25 IN BUFFALO GROVE UNIT NUMBER 6 BEING A SUBDIVISION IN THE EAST 1/2 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number(s): 03-05-210-025-0000

Property Address: 694 St. Mary's Pkwy, Buffalo Grove, Illinois 60089

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirms that, to the best of their knowledge, the name of the grantees 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 and hold title to real estate under the laws of the State of Illinois.

Dated April 2, 2024

Signature John W. O'Shea
John O'Shea

Signature Sherry O'Shea
Sherry O'Shea

Subscribed and sworn to before me by said John O'Shea and Sherry O'Shea this 2 day of April 2024.

Ani Yayla
Notary Public



The grantee or their agent affirms that, to the best of her 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 and hold title to real estate under the laws of the State of Illinois.

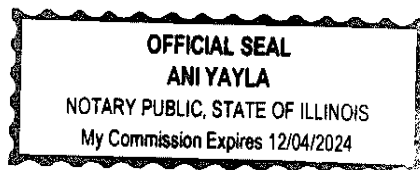
Dated April 2, 2024

Signature John W. O'Shea
John O'Shea as Trustee of the
O'Shea Joint Living Trust

Signature Sherry O'Shea
Sherry O'Shea as Trustee of the
O'Shea Joint Living Trust

Subscribed and sworn to before me by said John O'Shea and Sherry O'Shea, Trustees, this 2 day of April, 2024

Ani Yayla
Notary Public



NOTE: 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.