

UNOFFICIAL COPY

Doc#: 2412714294 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/6/2024 11:22 AM Pg: 1 of 3

QUIT CLAIM DEED

Dec ID 20240401691311
ST/Co Stamp 0-188-848-432 ST Tax \$0.00 CO Tax \$0.00

THE GRANTORS, ARTHUR NADOLNY and DOROTHY NADOLNY, husband and wife, of 1030 Kenilworth Lane, Glenview, Cook County, Illinois, for and in consideration of Ten and no/100ths (\$10.00) Dollars, and other good and valuable consideration in hand paid, convey and quit claim to 2314 LINDEN LEAF LLC, an Illinois limited liability company, of Cook County, Illinois, all of their interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Lot 15 in Wyatt and Coons Cedarwood Unit No. 2, a subdivision of part of the South ½ of the Northeast ¼ of Section 34, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Real Estate Permanent Index Number: 04-34-202-026-0000

Address of property: 2314 Linden Leaf Dr., Glenview, IL 60025

THIS TRANSFER IS EXEMPT PURSUANT TO 35 ILCS 200/31-45 PARAGRAPH (E), SECTION 4, REAL ESTATE TRANSFER ACT.

Dated: 4/30/24




A handwritten signature in black ink, appearing to read 'Cedric Giles', is written over a horizontal line. The signature is stylized and cursive.


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THIS IS NOT A HOMESTEAD PROPERTY.

In Witness Whereof, said Grantors have caused their names to be signed to these presents on this 30th day of April, 2024.



ARTHUR NADOLNY

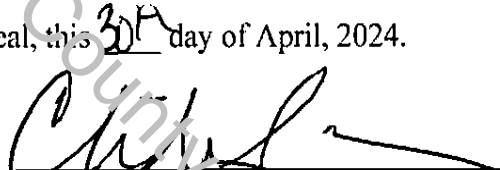


DOROTHY NADOLNY

STATE OF ILLINOIS)
)
COUNTY OF Cook)

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY that ARTHUR NADOLNY and DOROTHY NADOLNY, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead, if applicable.

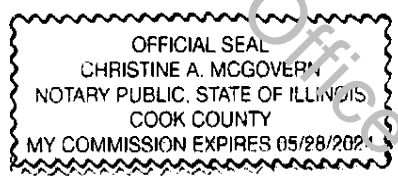
Given under my hand and notarial seal, this 30th day of April, 2024.



NOTARY PUBLIC

Prepared by and mail recorded deed to:

L. Matthew Loudenslagel, Esq.
800 Waukegan Road, Suite #201
Glenview, Illinois 60025



Mail Future Tax Bills to:

2314 LINDEN LEAF LLC
P.O. Box 2085
Glenview, IL 60025

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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: April 130, 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:

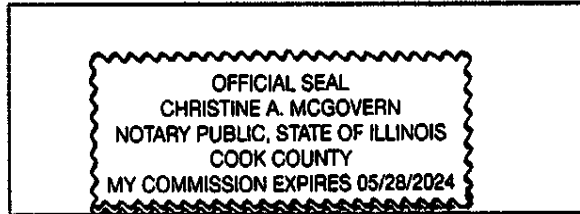
Christine A. McGOVERN

By the said (Name of Grantor): Arthur Nadday

AFFIX NOTARY STAMP BELOW

On this date of: April 130, 2024

NOTARY SIGNATURE: [Signature]



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: April 130, 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:

[Signature]

By the said (Name of Grantee): Arthur Nadday

AFFIX NOTARY STAMP BELOW

On this date of: April 130, 2024

NOTARY SIGNATURE: [Signature]



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)**