

UNOFFICIAL COPY



Doc# 2414287014 Fee \$88.00
ILRHSP FEE:\$16.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 5/21/2024 12:49 PM
PAGE: 1 OF 5

THIS INSTRUMENT PREPARED
BY:
Vickie Bresnahan
MELTZER, PURTILL & STELLE LLC
125 South Wacker Drive, Suite 2900
Chicago, Illinois 60606

AFTER RECORDING MAIL AND SEND
SUBSEQUENT TAX BILLS TO:
Paul Armstrong
2005 Southridge Terrace
Northfield, Illinois 60093

ABOVE SPACE FOR RECORDER'S USE ONLY

[This Deed is being recorded to correct the chain of title]

QUITCLAIM DEED

This QUITCLAIM DEED, made this 21 day of May, 2024, between PAUL ARMSTRONG, AS TRUSTEE OF THE NANCY B. ARMSTRONG TRUST DATED NOVEMBER 25, 1995, AS AMENDED AND RESTATED APRIL 28, 2009, AMENDED ON MARCH 4, 2010 AND APRIL 25, 2011, AND FURTHER AMENDED AND RESTATED ON FEBRUARY 29, 2012, AS AMENDED ON OCTOBER 11, 2012 AND FURTHER AMENDED ON APRIL 17, 2019, whose mailing address is 2005 Southridge Terrace, Northfield, Illinois 60093 (collectively, "Grantor") and PAUL ARMSTRONG, OR HIS SUCCESSOR, AS TRUSTEE OF THE DECLARATION OF TRUST OF PAUL ARMSTRONG DATED FEBRUARY 29, 2012, whose mailing address is 2005 Southridge Terrace, Northfield, Illinois 60093 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does CONVEY AND QUITCLAIM unto Grantee, and to its heirs and assigns, FOREVER, all the real estate, situated in the Village of Palatine, County of Cook and State of Illinois known and legally described on Exhibit A hereto and made a part hereof (the "Property").

The Property being hereby conveyed is subject to: general real estate taxes for the current year not yet due and for subsequent years; easements, covenants, restrictions, agreements, conditions and building lines of record; applicable zoning and building laws and ordinances; acts done or suffered by Grantee, or anyone claiming under Grantee.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its President the day and year first above written.

[Signature Page Follows]

REAL ESTATE TRANSFER TAX

21-May-2024



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

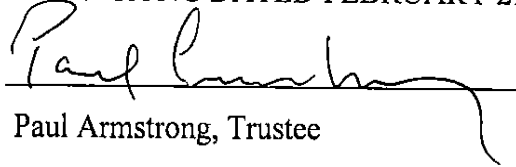
04-13-303-052-0000

| 20240501605073 | 1-512-793-392

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GRANTOR:

PAUL ARMSTRONG, AS TRUSTEE OF THE OF THE DECLARATION OF TRUST OF PAUL ARMSTRONG DATED FEBRUARY 29, 2012


Paul Armstrong, Trustee

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 Paul Armstrong, not personally, but as TRUSTEE OF THE NANCY B. ARMSTRONG TRUST DATED NOVEMBER 25, 1995, AS AMENDED AND RESTATED APRIL 28, 2009, AMENDED ON MARCH 4, 2010 AND APRIL 25, 2011, AND FURTHER AMENDED AND RESTATED ON FEBRUARY 29, 2012, AS AMENDED ON OCTOBER 11, 2012 AND FURTHER AMENDED ON APRIL 17, 2019 ("Trust"), who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Trustee, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of said Trust, for the uses and purposes therein set forth.

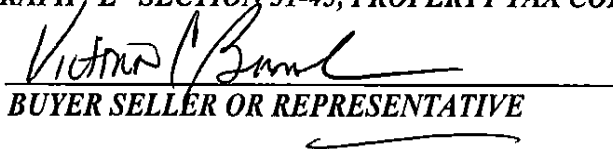
Given under my hand and official seal this 21 day of May, 2024.


Notary Public

Consideration for this transfer, which is between affiliated companies, is such that no documentary stamps are required and no withholding is required.

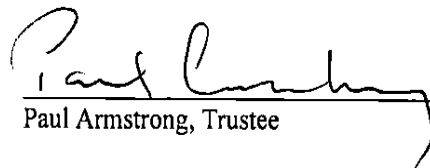
EXEMPT UNDER PROVISIONS OF PARAGRAPH "E" SECTION 31-45, PROPERTY TAX CODE.

5-21-24
DATE


BUYER SELLER OR REPRESENTATIVE

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On this 21st day of May, 2024, Paul Armstrong, or his successor, as Trustee of the Declaration of Trust of Paul Armstrong dated February 29, 2012, hereby accept the transfer of this property into the aforesaid trust and agree to act as Trustee of the property in accordance with the terms of the trust.


Paul Armstrong, Trustee

Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description

LOT 2 IN HUST'S SUBDIVISION OF PART OF THE NORTH WEST QUARTER OF THE NORTH EAST QUARTER OF THE SOUTH WEST QUARTER OR SECTION 13, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 18, 1962 AS DOCUMENT 18593578.

PIN: 04-13-303-052-0000

Address: 2005 Southridge Terrace, Northfield, IL 60093

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STATEMENT BY GRANTOR AND GRANTEE

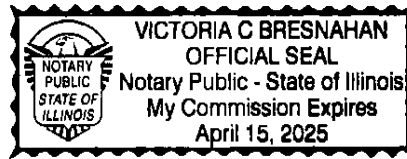
The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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 title to real estate under the laws of the State of Illinois.

Dated: May 21, 2024

Signature: *Paul Cunningham*
Grantor or Agent

Subscribed and sworn to before me
this 21 day of May, 2024

Notary Public *Victoria C Bresnahan*



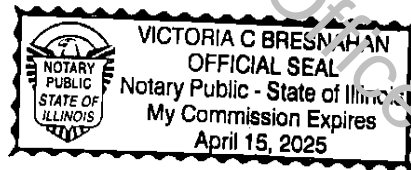
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquired 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: May 21, 2024

Signature: *Paul Cunningham*
Grantee or Agent

Subscribed and sworn to before me
this 21 day of May, 2024

Notary Public *Victoria C Bresnahan*



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.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)