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2414225016

QUIT CLAIM DEED (Illinois)

Doc# 2414225016 Fee \$181.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 5/21/2024 11:40 AM

PAGE: 1 OF 5

THE GRANTOR,

Christopher Hobbs
51 Stanton Court, Unit C2
Schaumburg, Illinois 60193

for the consideration of \$10.00
and other good and valuable
consideration in hand paid,

CONVEYS AND QUIT CLAIMS to

Christopher Hobbs Trustee
The Christopher Hobbs Family Trust,
dated 10-05-23
51 Stanton Court, Unit C2
Schaumburg, Illinois 60193

all interest in the following described
real estate situated in Cook County,
Illinois, legally described as:

UNIT NO. 1-9-33RC2 AND GARAGE UNIT NO. C1-9-33-RC2 IN LEXINGTON VILLAGE COACH HOUSE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF A PARCEL OF LAND BEING A PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, AND PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE, UNDER TRUST AGREEMENT DATED JUNE 1, 1977, AND KNOWN AS TRUST NUMBER 22502, RECORDED MARCH 30, 1978 AS DOCUMENT NO. 24383272, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNITS AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATIONS AS THOUGH CONVEYED HEREBY.

REAL ESTATE TRANSFER TAX

22-Apr-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

07-22-402-045-1250

| 20240401677930 | 1-303-220-526

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SC
INT JP

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"Exempt under Paragraph E, Section 4, of the Real Estate Transfer Act."


 Gary J. Fernandez, Esq. _____

Date

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State.

Permanent Real Estate Index Number: 07-22-402-045-1250 Vol. 0187

Address: 51 Stanton Court, Unit C2, Schaumburg, Illinois 60193

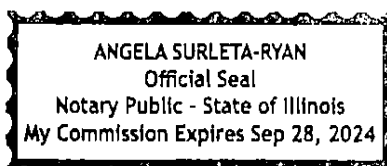
Dated this 9TH day of FEBRUARY, 2024.

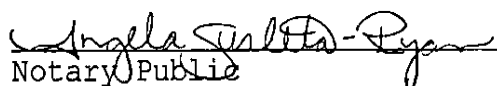

 Christopher Hobbs

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, Angela Surlita-Ryan, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Christopher Hobbs, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 27th day of February, 2024.




 Notary Public

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This instrument prepared by Gary J. Fernandez, 480 E. Roosevelt Road, Suite 203, West Chicago, Illinois 60185

MAIL TO:

Gary J. Fernandez & Associates
480 Roosevelt Road, Suite 203
West Chicago, Illinois 60185

SEND SUBSEQUENT TAX BILLS TO:

Christopher Hobbs, Trustee
The Christopher Hobby Family Trust
51 Stanton Court, Unit C2
Schaumburg, Illinois 60193

Property of Cook County Clerk's Office

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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: 04 | 15 | 2024

SIGNATURE: [Signature]
GRANTOR or AGENT

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

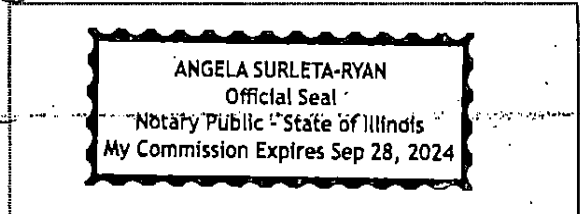
Subscribed and sworn to before me, Name of Notary Public: Angela Surleta-Ryan

By the said (Name of Grantor): Gary J. Fernandez

AFFIX NOTARY STAMP BELOW

On this date of: 04 | 15 | 2024

NOTARY SIGNATURE: Angela Surleta-Ryan



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: 04 | 15 | 2024

SIGNATURE: [Signature]
GRANTEE or AGENT

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

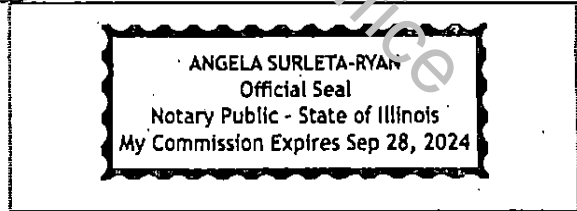
Subscribed and sworn to before me, Name of Notary Public: Angela Surleta-Ryan

By the said (Name of Grantee): Gary J. Fernandez

AFFIX NOTARY STAMP BELOW

On this date of: 04 | 15 | 2024

NOTARY SIGNATURE: Angela Surleta-Ryan



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)**)

UNOFFICIAL COPY**VILLAGE OF SCHAUMBURG**
PROGRESS THROUGH THOUGHTFUL PLANNING

Stamp Number:

50255

Issued:

03/18/2024

Status:

PAID

ELECTRONIC TRANSFER STAMP

This transfer stamp is issued:

To	Christopher Hobbs	As Grantor
For	51 Stanton Ct Unit C2	As Property Address
Bearing	07-22-402-045-1250	As PIN
With payments for	Transfer Stamp Fee	\$10.00
	Water Bill Balance Due	\$0.00
	Total Due:	\$10.00

Please include this transfer stamp with your documentation to file with Cook County
See Cook County Recording Information at <http://www.cookcountyclerkfil.gov/recordings>



Paid:	\$10.00
Date:	03/18/2024
Status:	PAID
Stamp Number:	50255

Application and Payment Details

<https://dmzappsvr1.schaumburg.com/TransferStamps/Application/W8Z596Y8J196MTU>

Village of Schaumburg - Finance Department
101 Schaumburg Ct, Schaumburg IL 60193-1899

If you have any questions, please call Finance Collectors at 847-895-4500 or email
financecollectors@schaumburg.com.