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QUIT CLAIM DEED (Illinois Statutory)

Doc#: 2415102190 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/30/2024 3:25 PM Pg: 1 of 3
Dec ID 20240501616236

After Recording Mail To:

Heather A. McCollum
Lavelle Law, Ltd.
1933 N. Meacham Road, Suite 600
Schaumburg, Illinois 60173

Send Subsequent Tax Bills To:

Matthew and Megan Irvin
2314 N. Brighton Place
Arlington Heights, Illinois 60004

THE GRANTORS, Matthew James Irvin and Megan P. Irvin, husband and wife, of 2314 N. Brighton Place, Village of Arlington Heights, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to Matthew J. Irvin and Megan P. Irvin, of 2314 N. Brighton Place, Arlington Heights, Illinois 60004, as co-trustees of the Matthew J. Irvin Revocable Trust Dated May 30, 2024, and Megan P. Irvin and Matthew J. Irvin, of 2314 N. Brighton Place, Arlington Heights, Illinois 60004, as co-trustees of the Megan P. Irvin Revocable Trust Dated May 30, 2024, the beneficial interest of said trusts being held by Matthew J. Irvin and Megan P. Irvin, husband and wife, as tenants by the entirety, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

Legal Description attached hereto as Exhibit A and made a part hereof.


Permanent Real Estate Index Number: 03-17-205-019-0000

Address of Real Estate: 2314 N. Brighton Place, Arlington Heights, Illinois 60004

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises forever.


Matthew James Irvin


Megan P. Irvin

Dated this 30th day of May, 2024.

STATE OF ILLINOIS, COUNTY OF COOK, SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Matthew James Irvin and Megan P. Irvin, 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 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 30th day of May, 2024.


NOTARY PUBLIC (SEAL)



State of Illinois
DEPARTMENT OF REVENUE
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph g, Section 4, of the Real Estate Transfer Tax Act. Dated this 30th day of May, 2024.


Signature of Buyer-Seller or their Representative

Prepared by: Heather A. McCollum, Lavelle Law, Ltd., 1933 N. Meacham Road, Suite 600, Schaumburg, Illinois 60173
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EXHIBIT A - LEGAL DESCRIPTION

LOT 311 IN IVY HILL SUBDIVISION NUMBER 7 BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 03-17-205-019-0000

Address of Real Estate: 2314 N. Brighton Place, Arlington Heights, Illinois 60004


Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her 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 30, 2024


Grantor or Agent

Subscribed and sworn to before me by the said Grantor
this 30th day of May, 2024.

Notary Public 



The Grantee or his/her 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.

Dated: May 30, 2024


Grantee or Agent

Subscribed and sworn to before me by the said Grantee
this 30th day of May, 2024.

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.