

# UNOFFICIAL COPY

## QUIT CLAIM DEED

THE GRANTORS, Alan R. Perelgut and Mary E. Perelgut, husband and wife, of 415 Garden Circle, Streamwood, Cook County, State of Illinois, for the consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to Alan R. Perelgut and Mary E. Perelgut, not individually but as Co-Trustees of the Perelgut Trust dated May 15, 2024, of 415 Garden Circle, Streamwood, Cook County, State of Illinois, as Tenants by Entirety pursuant to 735 ILCS 5/12-112 and 765 ILCS 1005/1C, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Doc#: 2415702155 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 6/5/2024 11:38 AM Pg: 1 of 3  
Dec ID 20240601620933

LOT 7 IN ARLINGDALE LAKES UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 06-15-317-007-0000  
Address of Real Estate: 415 Garden Circle, Streamwood, Illinois 60107

Together with the tenements and appurtenances thereunto belonging.

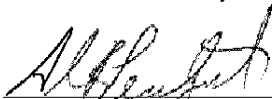
This is homestead property.


TO HAVE AND TO HOLD the same unto the Grantee and to the proper use, benefit, and behoof forever of said Grantee.

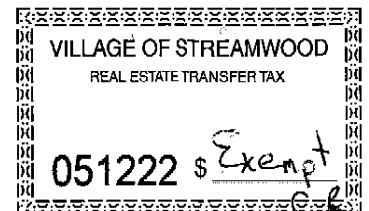
This deed is made to said trustees, who shall have authority to make deeds, leases, leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the trustees are lawfully entitled to rely on this power to convey without further inquiry into the power of the trustees unless the grantees have actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said trustees or a successor trustee or trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of each said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease, or other instrument executed by any said trustees in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that any said trustees were duly authorized and empowered to execute and deliver every such deed, lease, mortgage, or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

DATED this 15th day of May 2024

  
Alan R. Perelgut

  
Mary E. Perelgut



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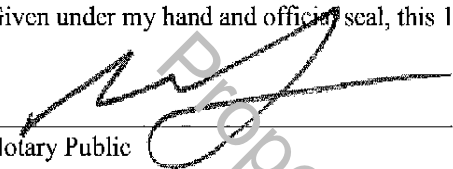
STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF DUPAGE )

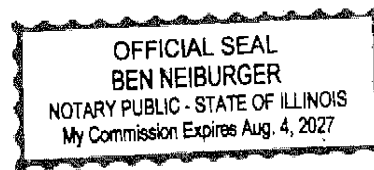
Exempt under provision of Section 31-45(e) of the  
Real Estate Transfer Tax Law 35 ILCS 200/31-45(e)  
Date: May 15, 2024;

Representative 

I, the undersigned, a Notary Public, DO HEREBY CERTIFY that Alan R. Perelgut and Mary E. Perelgut, 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 acts, 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 15th day of May 2024.

  
Notary Public



**THIS INSTRUMENT WAS PREPARED BY:**

Ben A. Neiburger, JD, CPA  
Generation Law, Ltd.  
747 N. Church Road, Suite B4  
Elmhurst, IL 60126  
(630) 782-1766

<b>MAIL TO:</b> Generation Law, Ltd. 747 N. Church Road, Suite B4 Elmhurst, IL 60126	<b>SEND SUBSEQUENT TAX BILLS TO:</b> Alan R. Perelgut and Mary E. Perelgut, Co-Trustees 415 Garden Circle Streamwood, Illinois 60107
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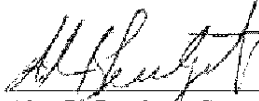
Property of Cook County Clerk's Office

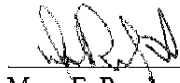
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## STATEMENT BY GRANTOR AND GRANTEE

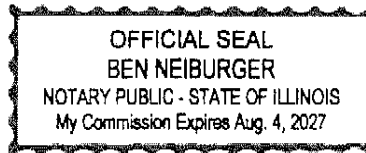
The grantors or their agents affirm that, to the best of their knowledge, the names of the grantors shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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.

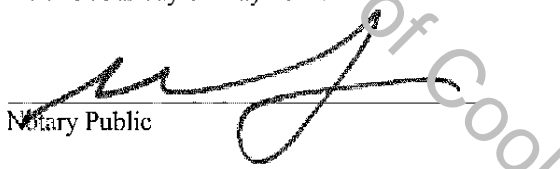
Dated: May 15, 2024

  
Alan R. Perelgut, Grantor

  
Mary E. Perelgut, Grantor

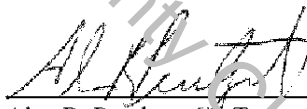
SUBSCRIBED AND SWORN to before me this 15th day of May 2024.

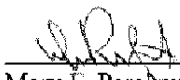


  
Notary Public

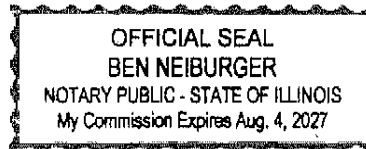
The grantees or their agents affirm and verify that the name of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: May 15, 2024

  
Alan R. Perelgut, Co-Trustee  
The Perelgut Trust

  
Mary E. Perelgut, Co-Trustee  
The Perelgut Trust

SUBSCRIBED AND SWORN to before me, this 15th 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 Class A misdemeanor for subsequent offenses.**