

UNOFFICIAL COPY



Chicago Title Insurance Company
Quit Claim DEED
ILLINOIS STATUTORY



2416609038

Doc# 2416609038 Fee \$88.00

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

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 6/14/2024 4:20 PM

PAGE: 1 OF 3

THE GRANTOR(S), Aline P. Heller, a Widow, of the Village of Northbrook, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Quit Claims to The Aline P. Heller Trust, of the Village of Northbrook, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT #29 IN WILDEBROOK ON THE GREEN, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 7 AND PART OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Party wall rights and agreements, Special taxes or assessment for improvements not yet completed, Any confirmed special tax or assessment, General taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years

Permanent Real Estate Index Number(s): 04-07-205-079-0000

Address(es) of Real Estate: 3623 Pebble Beach Road, Northbrook, Illinois, 60062

Dated this 7th day of June, 2024

Todd A. Heller, under Power of Attorney for Aline P. Heller
Aline P. Heller, by Todd A. Heller, Power of Attorney

REAL ESTATE TRANSFER TAX 14-Jun-2024



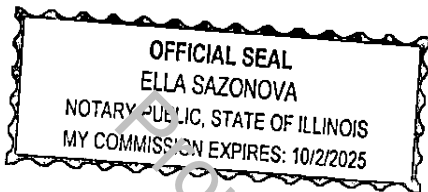
COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

04-07-205-079-0000 | 20240601628930 | 0-766-418-224

UNOFFICIAL COPYSTATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Todd A. Heller, personally known to me to be the same person(s) whose name(s) is 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 7th day of June, 2024



Ella Sazonova (Notary Public)

Prepared By: Andrea J. Beer
Law Offices of Heller Trakhtman & Associates
707 Lake Cook Road, Suite 316
Deerfield, Illinois 60015

Mail To:

Todd Heller
707 Lake Cook Road, Suite 316
Deerfield, IL 60015

Name & Address of Taxpayer:

The Aline P. Heller Trust
3623 Pebble Beach Road
Northbrook, Illinois, 60062

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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: 06 | 14 | 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: Ella Sazonova

By the said (Name of Grantor): Todd A. Heller, POA **AFFIX NOTARY STAMP BELOW**

On this date of: 06 | 14 | 2024 for A, ne P. Heller

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: 06 | 14 | 2024

SIGNATURE: [Signature]
GRANTEE or AGENT

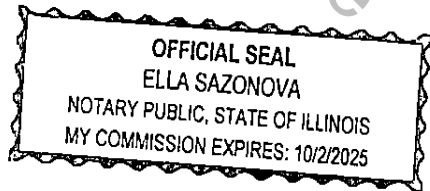
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Ella Sazonova

By the said (Name of Grantee): Todd A. Heller, Trustee **AFFIX NOTARY STAMP BELOW**

On this date of: 06 | 14 | 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)**