

UNOFFICIAL COPY

Doc# 2120318452 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/22/2021 12:43 PM Pg: 1 of 5

Dec ID 20210601661128

After Recording Return to:

Instrument Prepared By:

Kevin T. Kavanaugh, Esq.
3331 W. Big Beaver, Ste. 109
Troy, MI 48064
Licensed in IL Bar ID No. 6280331

Mail Tax Statement To:

John R. Nicholas
1831 Warwick Ln.
Schaumburg, IL 60193

Tax Parcel ID Number:

07-20-317-018-0000

Order Number:

90095419LA-D

QUIT CLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: _____

JOHN R. NICHOLAS

, date 11-19-20

Dated this 19th day of November, 2020. WITNESSETH, that JOHN R. NICHOLAS AND CLAUDIA H. NICHOLAS, his wife, not in tenancy in common, but in joint tenancy, whose address is 1831 Warwick Lane, Schaumburg, IL 60193, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of TEN (\$10.00) DOLLARS, in hand paid, the receipt of which is hereby acknowledged, does hereby warrant, grant, bargain, sell, assign, remiss, release, convey and confirm unto JOHN R. NICHOLAS AND CLAUDIA H. NICHOLAS, husband and wife, not in tenancy in common but as joint tenants with rights of survivorship, whose address is 1831 Warwick Lane, Schaumburg, IL 60193, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in the County of Cook, State of Illinois, commonly known as 1831 Warwick Lane, Schaumburg, IL 60193, and legally described as follows, to wit:

The following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor on the date first written above.

Grantors:


JOHN R. NICHOLAS



CLAUDIA H. NICHOLAS

STATE OF Illinois)
COUNTY OF Cook) ss.

I, MARK P. TITONE, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **JOHN R. NICHOLAS AND CLAUDIA H. NICHOLAS**, whose identity was proven through identification shown to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her 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 official seal this 19th day of NOVEMBER 20 20.




Notary Public MARK P. TITONE
My commission expires: 9-26-2024

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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 11-19, 2020

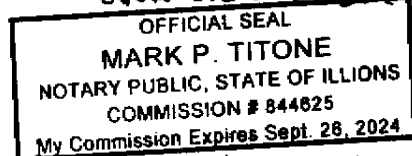
Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before me
By the said JOHN R. NICHOLAS and CLAUDIA H. NICHOLAS
This 19th, day of NOVEMBER, 2020
Notary Public [Signature]
MARK P. TITONE

Signature: [Signature]

Grantor or Agent



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 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.

Date 11-19, 2020

Signature: [Signature]

Grantee or Agent

Subscribed and sworn to before me
By the said JOHN R. NICHOLAS and CLAUDIA H. NICHOLAS
This 19th, day of NOVEMBER, 2020
Notary Public [Signature]
MARK P. TITONE

Signature: [Signature]

Grantee or Agent



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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EXHIBIT A LEGAL DESCRIPTION

The Land referred to herein below is situated in the City of SCHAUMBURG, County of COOK, State of Illinois, and is described as follows: LOT 197 IN WEATHERSFIELD UNIT TWO, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 11 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1959 AS DOCUMENT #17587718, IN COOK COUNTY, ILLINOIS.

APN: 07-20-317-018-0000

Property of Cook County Clerk's Office



VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER STAMP

UNOFFICIAL COPY

CERTIFICATE OF EXEMPTION

FINANCE DEPARTMENT (847) 923-4539
101 Schaumburg Court, Schaumburg, IL 60193
Email: FinanceCollectors@schaumburg.com

Closing Date: 11/19/2020

Today's Date: _____

Address of PROPERTY: 1831 Warwick Lane, Schaumburg, IL 60193

Permanent Real Estate Index Number (PIN): 07-20-317-018-0000

The UNDERSIGNED: Melony Withaus hereby states that the deed from / to
GRANTOR(s) Name as stated on the Deed: NICHOLAS AND CLAUDIA H. NICHOLAS, his wife, not in tenancy in common, but in joint tenancy

GRANTEE(s) Name as stated on the Deed: JOHN R. NICHOLAS AND CLAUDIA H. NICHOLAS, husband and wife, not in tenancy in common but as joint tenants with rights of survivorship

Grantee Phone: (224) 659-3924

Grantee Email: jonic@wowway.com

Is this property a rental? ☒ No ☐ Yes* *If yes, a new rental license application is required.

Type of Rental: ☐ Residential ☐ Non-Residential/Commercial (**see #6 below)

The Property is EXEMPT, per Section 36.020, of the Village Code as follows: (SELECT ONE BELOW)

- ☐ (a) Transactions involving property acquired by or from any governmental body, or any transaction involving property acquired by and from a corporation, society, foundation, association or institution organized and operated exclusively for charitable, religious or educational purposes. The latter is exempt only when one charitable organization conveys property to another charitable organization.
- ☒ (d) Transactions in which the actual consideration is less than \$500.
- ☐ (g) Transactions in which the deeds are pursuant to a court decree.
- ☐ (m) Transactions where the seller/grantor has reached the age of 65 and resides in the property and/or the seller is the sole beneficiary of a land trust and has reached the age of 65 (proof of age required).
- ☐ (n) Other: List below other exemption per Section 36.080 of the Village Code (vacant land, unincorporated, etc.)

I hereby declare the full actual consideration and above facts in this declaration to be true and correct.

Signature of Seller or Agent [Signature], Agent Date 07/19/2021

REQUIREMENTS FOR COMPLETION MUST INCLUDE:

1. Copy of the Illinois Real Estate Transfer Declaration (PTAX 203, MY DEC), or Sales Contract.
2. Copy of the Deed.
3. Copy of the legal description of the property.
4. Payment of Water Account in full. Contact the Water Department, in advance, at (847) 923-4539 for an estimated final water reading.
5. Payment of any fees owed to the Village of Schaumburg.
6. **An Executed Certificate of Compliance for non-residential properties.

- ♦ The issuance of a stamp may be delayed up to **THREE (3) DAYS** if there are any code violations on the property.
- ♦ Any application for a refund applies to the return of this transfer stamp and must be filed within 6 months after the date of this declaration. A \$10.00 processing fee applies for a transfer tax refund.

FOR ALL MAIL REQUESTS, PLEASE INCLUDE A SELF-ADDRESSED STAMPED ENVELOPE AND MAIL TO: VILLAGE OF SCHAUMBURG • ATTN. BERENICE GARCIA • 101 SCHAUMBURG COURT • SCHAUMBURG, IL 60193

***** LEAVE BLANK - BELOW FOR OFFICE USE ONLY *****

Cash _____ Credit _____ Web Pay _____ Check 1# _____ Stamp \$ _____

Collections _____ Water Dept: _____ Assn (YES) _____ Check 2# _____ Water \$ _____

CID (SELLER) _____ CID (BUYER) _____ Total \$ _____

STAMP ISSUED # _____