Karen Johnson Davidson County
Batch# 434602 DEEDQC
07/10/2020 09:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200710-0075176

QUITCLAIM DEED

STATE OF ILLINOIS
COUNTY OF COOK

I hereby swear or affirm that the actual consideration for this transfer is $0.00

Affiant

Sworn to and subscribed this 4 day of June, 2020.

OFFICIAL SEAL
KIMBERLY FUDALA
NOTARY PUBLIC - STATE OF ILLINOI
MY COMMISSION EXPIRES:12/09/23

NOTARY

My Commission Expires: 12-9-23

THIS INSTRUMENT WAS PREPARED BY:
Brian S. Denenberg, Denkewalter & Angelo, 1835 Rohlwing Rd., Suite D, Rolling Meadows, IL 60008

ADDRESS OF NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Luanne Kopp, Trustee 519 Bruner Place Hinsdale, IL 60521	Luanne Kopp, Trustee 519 Bruner Place Hinsdale, IL 60521	105-11-2D-039.00-CO

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID, BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVID J. KOPP AND LUANNE KOPP, Husband and Wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUANNE KOPP, NOT INDIVIDUALLY BUT AS TRUSTEE OF THE LUANNE KOPP REVOCABLE TRUST AGREEMENT DATED JANUARY 21, 2005, AND ANY AMENDMENTS THERETO OR HER SUCCESSORS IN INTEREST**, HEREINAFTER CALLED THE GRANTEE, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. A16-301 of Southgate Condos, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-01, et seq. Of the Tennessee Code Annotated, under the Master Deed establishing Southgate Condos of record in Instrument Number 20180118-0005186, and amended in Instrument No. 20190613-0057134, Instrument No. 20170726-0075875, as amended in Instrument No. 20171130-0122369, on the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit D to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit C to said Master Deed.

Being the same property conveyed to David J. Kopp and Luanne Kopp, wife and husband, by Warranty Deed from Southgate Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20200309-0025923, Register's Office of Davidson County, Tennessee, dated March 5, 2020 and recorded on March 9, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current yea's taxes and subsequent years, a line not yet due and payable.

The address of the herein described property is believed to be **1608 MARSHALL HOLLOW DR., #301, NASHVILLE, TN 37203**, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description shall control

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do not covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple; have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, First Party has hereunto set Grantors' hands, this day and year first herein above written.

DAVID J. KOPP

LUANNE KOPP

STATE OF ILLINOIS, COUNTY OF COOK, ss.
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DAVID J. KOPP AND LUANNE KOPP, 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 4 day of June, 2020.

Notary Public

My Commission expires: 12-9-23

OFFICIAL SEAL
KIMBERLY FUDALA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/09/23

Certificate of Authenticity

I, Brian Denenberg, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Illinois

County of Cook

Personally appeared before me, Kimberly Fudala, a notary public for this county and state, Brian Denenberg who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12-9-23.

Notary's Seal (If on paper)

OFFICIAL SEAL
KIMBERLY FUDALA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/09/23