

# UNOFFICIAL COPY

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2002-12-12 15:07:31

Cook County Recorder 28.50

## QUIT CLAIM DEED

### STATUTORY

1252317  
1/13/02  
KARYN J. FEDORENKO-KOTZ

THE GRANTOR, KARYN J. FEDORENKO-KOTZ, former Manager and sole owner of KEYSTONE COURT CONDOMINIUMS, L.L.C., an Illinois Limited Liability Company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS to KARYN J. FEDORENKO-KOTZ, 6500 North Campbell, Chicago, IL 60645, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:



0021374912

SEE RIDER ATTACHED

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

Permanent Real Estate Index Number: 13-15-418-030-1009

Address of Real Estate: 4107 North Keystone, Unit #4107-1, Chicago, IL 60641

In Witness Whereof, said Grantor has caused her name to be signed to these presents this 23 day of August, 2002.

*Karyn J. Fedorenko-Kotz* (SEAL)  
 KARYN J. FEDORENKO-KOTZ, former Manager and  
 sole owner of KEYSTONE COURT CONDOMINIUMS, L.L.C.

STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KARYN J. FEDORENKO-KOTZ, as former Manager and sole owner of KEYSTONE COURT CONDOMINIUMS, L.L.C., an Illinois Limited Liability Company, personally known to me to be the same person, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as 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 and official seal, this 23 day of August, 2002.



*Gerard D Haderlein*  
 NOTARY PUBLIC

This Instrument was prepared by: GERARD D. HADERLEIN, 3413 N. Lincoln Avenue, Chicago, IL 60657.

#### MAIL TO:

GERARD D. HADERLEIN  
 3413 NORTH LINCOLN AVENUE  
 CHICAGO, IL 60657



#### SEND SUBSEQUENT TAX BILLS TO:

KARYN J. FEDORENKO-KOTZ  
 6500 NORTH CAMPBELL  
 CHICAGO, IL 60645

# AGTF, INC.

RIDER

UNIT NUMBER 4107-1 IN KEYSTONE COURT CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 100 FEET OF LOTS 1 AND 2 IN A. E. BROWN'S RESUBDIVISION OF LOTS 19, 20, 21, 22, 23 AND 24 IN BLOCK 21 IN IRVING PARK, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 17, 1999 AS DOCUMENT NUMBER 99883735, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: 13-15-418-030-1009

COMMON ADDRESS: 4107 NORTH KEYSTONE, UNIT #4107-1, CHICAGO, IL 60641

Property of Cook County Clerk's Office

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## EXEMPT AND ABI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

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 8/23, 2002

Signature: Karyn J. Fedorenko-Kotz  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 23 day of August, 2002.  
Notary Public Gerard D. Haderlein



The grantee of 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 and hold title to real estate under the laws of the State of Illinois.

Dated 8/23, 2002

Signature: Karyn J. Fedorenko-Kotz  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 23 day of August, 2002.  
Notary Public Gerard D. Haderlein



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