

UNOFFICIAL COPY

QUITCLAIM DEED



MAIL TO:

Common Grounds LLC
14555 W. 131st St.
Lemont, IL 60439

Doc#: 1303216082 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/01/2013 03:58 PM Pg: 1 of 3

NAME & ADDRESS OF TAXPAYER:

Jozef & Jan Czupta
15420 127th St.
Lemont, IL 60439

(Recorder's Use Only)

THIS INDENTURE, made between **Jan Czupta**, a married person, under the provisions of a deed duly recorded in the County of Cook, in the State of Illinois, and grantee.

That the party for and in consideration of Ten Dollars (\$10.00), in hand paid, CONVEYS and QUITCLAIMS, in fee simple, to **Common Grounds LLC**, a Delaware limited liability company authorized to do business in Illinois, 14555 W. 131st St., Lemont, IL 60439, his undivided interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

THE NORTH 1/2 OF THE WEST 1/3 OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 22-32-200-026-0000

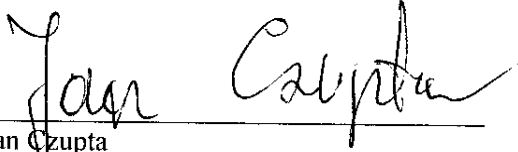
Property Address: 15420 127th St., Lemont, IL 60439

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises.

The undersigned, Kinga T. Czupta, hereby waives all present and future interest, right and title, which she may currently possess or acquire in the future, in the property that is the subject of this quitclaim deed arising out of her homestead rights or marital property rights, and if any property interest is created through operation of law or otherwise, the undersigned, Kinga T. Czupta, agrees that this quitclaim deed is consented to and is valid to the entire property.

DATED this 31 day of December 2012.



Jan Czupta



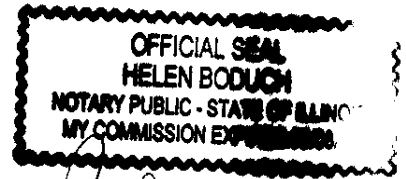
Kinga T. Czupta

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State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for said county, in the State aforesaid do hereby certify that Jan Czupta and Kinga T. Czupta, personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 31st day of December 2012.



Helen Boduch

Notary Public

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provisions of Paragraph (e) of
Section 31-45 of the Real Estate Transfer Tax Act.
Date: 12-31-12
Signed: Ray W. Prather

PREPARED BY:
Raymond W. Prather
Prather Ebner LLP
53 West Jackson Blvd, Suite 1025
Chicago, Illinois 60604

Property of Cook County Clerk's Office

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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 2-1, 2013

Signature: *Raymond W. Prather*
Grantor or Agent

Subscribed and sworn to before me
By the said Raymond W. Prather
This 1st day of February, 2013
Notary Public *[Signature]*



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 2-1, 2013

Signature: *Raymond W. Prather*
Grantee or Agent

Subscribed and sworn to before me
By the said Raymond W. Prather
This 1st day of February, 2013
Notary Public *[Signature]*



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.)

[Handwritten Mark] REC'D