

# UNOFFICIAL COPY



Doc#: 1415446085 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/03/2014 09:58 AM Pg: 1 of 5

RECORD AND REQUESTED BY:  
**ROBERT W. SEROKA AND LINDA M. SEROKA**  
17024 SOUTH HAVEN AVENUE  
ORLAND HILLS, IL 60487  
File No. 17-502009

Name & Address of Taxpayer:  
**ROBERT W. SEROKA AND LINDA M. SEROKA**  
17024 SOUTH HAVEN AVENUE  
ORLAND HILLS, IL 60487

Tax ID No.: 27-27-112-004-0000

Return/Mail to: NCS / PTC  
5814 Lonetree Blvd.  
Rocklin, CA 95765  
STATE OF ILLINOIS  
COUNTY OF COOK

QUIT CLAIM DEED

THIS INDENTURE made and entered into on this 6 day of May, 2014, by and between **ROBERT W. SEROKA, WHO INCORRECTLY ACQUIRED TITLE AS ROBERT M. SEROKA AND LINDA M. SEROKA, HIS WIFE, NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS**, of 17024 SOUTH HAVEN AVENUE, ORLAND HILLS, IL 60487 hereinafter referred to as Grantor(s) and **ROBERT W. SEROKA AND LINDA M. SEROKA, HIS WIFE, NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS**, of 17024 SOUTH HAVEN AVENUE, ORLAND HILLS, IL 60487, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of <sup>zero</sup> ~~ONE~~ and NO/100 (\$~~1.00~~) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, and convey to the said Grantees the following described real estate located in COOK County, ILLINOIS:

SEE ATTACHED EXHIBIT "A"

Also known as: 17024 SOUTH HAVEN AVENUE, ORLAND HILLS, IL 60487

Property Tax ID No.: 27-27-112-004-0000

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: \_\_\_\_\_, Recorded: \_\_\_\_\_

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TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto heirs, administrators, successors or assigns, forever in **FEE SIMPLE** of the Grantee(s).

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

AFFIX TRANSFER TAX STAMP  
OR  
"Exempt under provisions of Paragraph e"  
Section 31-45; Real Estate Transfer Tax Act

5-6-14      Robert W. Seroka Linda M Seroka  
Date                      Signature of Buyer, Seller or Representative

Assessor's parcel No. 7-27-112-004-0000

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 6<sup>th</sup> day of May, 2014.

Robert W. Seroka  
ROBERT W. SEROKA, WHO INCORRECTLY  
ACQUIRED TITLE AS ROBERT M. SEROKA

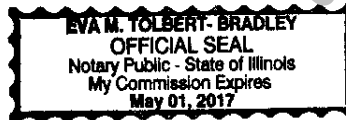
Linda M Seroka  
LINDA M. SEROKA

STATE OF Illinois  
COUNTY OF Cook

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Robert W Seroka is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 6<sup>th</sup> day of May, 2014

Eva M Tolbert Bradley  
Notary Public  
My commission expires: 5-1-17

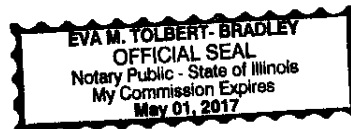


STATE OF Illinois  
COUNTY OF Cook

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Linda M Seroka is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 6<sup>th</sup> day of May, 2014

Eva M Tolbert Bradley  
Notary Public  
My commission expires: 5-1-17



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MUNICIPAL TRANSFER STAMP (If Required) COOK COUNTY/ILLINOIS TRANSFER STAMP

Name & Address of Preparer:

HOWARD W. ANDERSON, III, ESQ.  
402-3 PENDLETON ROAD  
CLEMSON, SC 29533  
866-333-3081

Property of Cook County Clerk's Office

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**EXHIBIT A  
LEGAL DESCRIPTION**

**THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF ILLINOIS, COUNTY OF COOK AND IS DESCRIBED AS FOLLOWS:**

**LOT 118 IN RIDGEGATE UNIT NO. 7, A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**A.P.N.: 27-27-12-004-0000**

**PROPERTY COMMONLY KNOWN AS: 17024 SOUTH HAVEN AVENUE, ORLAND HILLS, IL 60487**

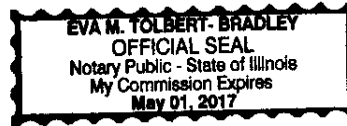
Property of Cook County Clerk's Office

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### STATEMENT BY GRANTOR AND GRANTEE

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 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 5-6, 2014  
Signature: Robert W. Seroka  
Grantor or Agent



Subscribed and sworn to before me  
By the said Robert W Seroka  
This 6th day of May, 2014

Eva M. Tolbert-Bradley  
Notary Public  
My commission expires: 5-1-17

The Grantee or her/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.

Dated 5-6, 2014  
Signature: Linda M Seroka  
Grantee or Agent



Subscribed and sworn to before me  
By the said Linda M. Seroka  
This 6th day of May, 2014

Eva M. Tolbert-Bradley  
Notary Public  
My commission expires: 5-1-17

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.)