

# UNOFFICIAL COPY

**After Recording Return to:**  
First American Title Insurance  
Company  
Attn: National Recording  
1100 Superior Ave., Ste 200  
Cleveland, OH 44114



**Doc#:** 1502217003 **Fee:** \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/22/2015 08:49 AM Pg: 1 of 5

**Instrument Prepared by:**  
Roger R. Ochoa, Esq.  
1127 E. Cambridge Dr.  
Schererville, IN 46375  
Licensed in IL, Bar ID No.  
6287012

**Mail Tax Statements To:**  
James Moranski  
18864 Sherman Street  
Lansing, IL 60438

**Order No.**  
8475752N

**Tax Parcel ID#**  
33-05-112-028-0000

## QUIT CLAIM DEED

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

By: JAMES MORANSKI, date 12/11/14

Dated this 11 day of December, 2014. WITNESSETH, that, **JILL M. MORANSKI, an unmarried woman, and JAMES MORANSKI, an unmarried man**, of the County of Cook, State of Illinois, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUIT CLAIM unto **JAMES MORANSKI, an unmarried man**, residing at 18864 Sherman Street, Lansing, IL 60438, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 18864 Sherman Street, Lansing, IL 60438, and legally described as follows, to wit:

The following described property:

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

Assessor's Parcel No: 33-05-112-028-0000

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

S Yes  
P 566  
S N  
M N  
SC Yes  
E Yes  
INT sw

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Being the same property conveyed to JILL M. MORANSKI and JAMES MORANSKI, husband and wife, as Tenants by the Entirety, by deed from JILL M. MORANSKI, married to JAMES MORANSKI, dated April 27, 2007, and recorded May 22, 2007, as Instrument No. 0714211219 Cook County Recorder's Office, State of Illinois.

Transfer per Judgment for Dissolution of Marriage dated June 3, 2014 in the Circuit Court of Cook County, Illinois, Domestic Relations Division, as Case No. 14D-4813.

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.

By: Jill M. Moranski  
JILL M. MORANSKI

STATE OF ILLINOIS

COUNTY OF Cook

)  
) ss.  
)

I, Danielle T Grunza, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that JILL M. MORANSKI, 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 official seal this 11 day of December 2014.

Danielle T Grunza  
Notary Public  
My commission expires: 1/10/16



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

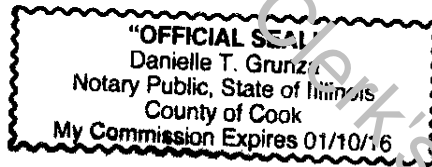
By: *James Moranski*  
JAMES MORANSKI

STATE OF ILLINOIS )  
COUNTY OF Cook ) ss.

I, Danielle T Grunza, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that JAMES MORANSKI, 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 he signed, sealed and delivered the said instrument as his 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 11 day of December 2014.

*Danielle T Grunza*  
Notary Public  
My commission expires: 1/10/16



Office

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## EXHIBIT A LEGAL DESCRIPTION

The following described real estate, to-wit:



Lot 13 in Flanagan's Subdivision, being a Subdivision of that part of the Southeast quarter (except the west 163.00 feet thereof), of the Northwest quarter of Section 5, Township 35 North, Range 15, East of the Third Principal Meridian, lying North of the right of way of the Chicago and Grand Trunk Railroad, according to Plat thereof registered in the Office of the Registrar of Titles, on December 23, 1965, as Document No. 2248497, in Cook County, Illinois.

Subject to covenants, conditions, restrictions and easements of record, if any.

Being the same property conveyed to JILL M. MORANSKI and JAMES MORANSKI, husband and wife, as Tenants by the Entirety, by deed from JILL M. MORANSKI, married to JAMES MORANSKI, dated April 27, 2007, and recorded May 22, 2007, as Instrument No. 0714211219 Cook County Recorder's Office, State of Illinois.

Parcel ID: 33-05-112-028-0000

Commonly known as: 18864 Sherman Street, Lansing, IL 60438

 MORANSKI  
49594407  
FIRST AMERICAN ELS  
QUIT CLAIM DEED  


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Property of Cook County Clerk's Office

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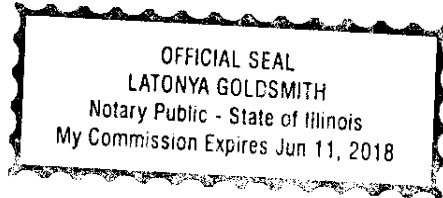
## STATEMENT BY GRANTOR AND GRANTEE

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 Dec 31, 2014

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said JAMES MORANSKI  
This 31<sup>st</sup> day of DECEMBER, 2014  
Notary Public [Signature]  
LATONYA GOLDSMITH

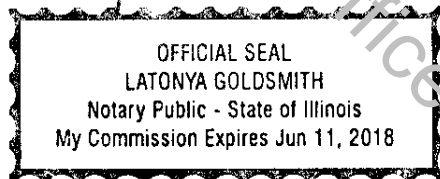


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Dec 31, 2014

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said JAMES MORANSKI  
This 31<sup>st</sup> day of DECEMBER, 2014  
Notary Public [Signature]  
LATONYA GOLDSMITH



**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.)