

# UNOFFICIAL COPY



Chicago Title Insurance Company

## Quit Claim DEED ILLINOIS STATUTORY



15257170310

Doc#: 1525717031 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/14/2015 01:45 PM Pg: 1 of 3

Property of Cook County Clerk's Office

THE GRANTOR(S), Tracy Kozil, a single woman, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Quit Claims to Ronald Kozil AND IRENE KOZIL HIS WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP (GRANTEE'S ADDRESS) 2304 Glen Eagles Lane, Riverwoods, IL 60015

of the County of Cook, all interest in the following described Real Estate situated in the Cook in the State of Illinois, to wit:

UNIT NUMBER 3-1 IN THE 2424 WEST ESTES CONDOMINIUM AS DEFINED AND DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OR REAL ESTATE:

THE WEST 95 FEET OF THE EAST 332 FEET OF THE SOUTH 165 FEET OF THE NORTH 660 FEET AND THE WEST 64 FEET OF THE EAST 396 FEET OF THE SOUTH 165 FEET OF THE NORTH 660 FEET OF THE NORTHEAST ¼ OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART LYING BETWEEN THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 36, AND A LINE PARALLEL WITH AND 33 FEET NORTH THEREOF) IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 00430014 ON JUNE 13, 2000, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

### SUBJECT TO:

Covenants, conditions and restrictions of record, General taxes for the year 2015 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years

Permanent Real Estate Index Number(s): 10-36-207-013-1024

Address(es) of Real Estate: 2424 W Estes Ave. Unit 3-1, Chicago, IL 60645

Dated this 22nd day of July, 2015

Tracy Kozil  
Tracy Kozil

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CORD REVIEWED

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Tracy Kozil, a single woman, personally known to me to be the same person(s) whose name(s) 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 23rd day of July, 2015



Glen Kaplan (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31 - 45,

REAL ESTATE TRANSFER TAX LAW

DATE: July 23, 2015

Ronald Kozil  
Signature of Buyer, Seller or Representative

**Prepared By:** Jeffrey Sanchez  
Jay Zabel & Associates, Ltd.  
55 W Monroe St, Ste 3950  
Chicago, IL 60603

**Mail To:**  
Jeffrey Sanchez  
Jay Zabel & Associates, Ltd.  
55 W Monroe St, Ste 3950  
Chicago, IL 60603

**Name & Address of Taxpayer:**  
Ronald Kozil  
2304 Glen Eagles Lane  
Riverwoods, IL 60015

City of Chicago  
Dept of Finance  
694350



Real Estate  
Transfer  
Stamp

9/11/2015 15.19  
37874

\$0.00

Batch 10,500,435

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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: September 10, 2015 Signature: *Willie Lundy*  
Grantor/Agent

Subscribed and sworn to before me by the said Agent this 10<sup>th</sup> day of September 2015.

Notary Public *Michelle L. Oatsvall*

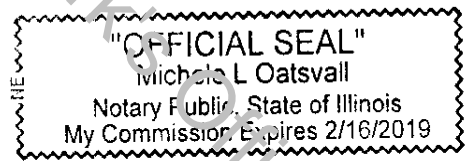


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: September 10, 2015 Signature: *Willie Lundy*  
Grantee/Agent

Subscribed and sworn to before me by the said Agent this 10<sup>th</sup> day of September 2015.

Notary Public *Michelle L. Oatsvall*



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.]