

Doc#. 1635508092 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/20/2016 12:48 PM Pg: 1 of 3

Dec ID 20161201692944  
ST/CO Stamp 0-203-811-008

# Quit Claim Deed

## ILLINOIS STATUTORY

**MAIL TO:**

JOHN KOLTAS  
10321 S. 82<sup>nd</sup> Ct.  
Palos Hills, IL 60465

**NAME & ADDRESS OF TAXPAYER:**

JOHN KOLTAS  
10321 S. 82<sup>nd</sup> Ct.  
Palos Hills, IL 60465

JOCA CONSTRUCTION, INC. A CORPORATION ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF ILLINOIS, HAVING IT'S PRINCIPAL OFFICE AT THE FOLLOWING ADDRESS: 8529 PINE STREET, ORLAND PARK, IL 60462

**THE GRANTOR**

of the City of Palos Hills, of the COOK County of the State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEYS AND QUIT CLAIMS TO:

JOHN KOLTAS  
10321 S. 82<sup>nd</sup> Ct.  
Palos Hills, IL 60465

of the County of Cook and the State of Illinois, all interest in the following described real estate situation in the County of Cook, in the State of Illinois, to wit:  
(LEGAL DESCRIPTION)

LOT 4 IN LASSAK'S RESUBDIVISION OF LOTS 15 AND 16 IN FRANK DE LUGACH'S 103<sup>RD</sup> STREET ACRES, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14 TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED NOVEMBER 14, 2006 AS DOCUMENT NUMBER 0631815080, COOK COUNTY, ILLINOIS.

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

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever, not as joint tenants or tenants by the entirety, but as tenants as common.

Permanent Index Number(s): 23-14-218-047-0000

Property Address: 10321 S. 82<sup>nd</sup> Ct., Palos Hills, IL 60465

Dated this 20 day of December, 2016

John Koltas, President (Seal)

JOHN KOLTAS (Seal)

(Print or type name here)

REAL ESTATE TRANSFER TAX

15-Dec-2016



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

23-14-218-047-0000

20161201692944

0-203-811-008

# UNOFFICIAL COPY

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 JOHN KOLTAS 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 and notarial seal this 12<sup>th</sup> day of December, 2016

*Mary B. Bednarczyk*

*Notary Public*

My commission expires on 05/06/2018



If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:

Law Office of Andrew Ligas  
Andrew Ligas  
6417 West 63rd Street, Suite 200  
Chicago, IL 60638

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E SECTION 4, REAL ESTATE TRANSFER  
ACT.

DATE: December 12, 2016  
*[Signature]*  
Signature of Buyer, Seller or Representative.

This conveyance must contain the name and address of the Grantee for tax billing purposes (55ILCS 5/3-5020) and the name and address of the person preparing the instrument, (55ILCS 5/3-5022)

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

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 (ABI) 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 another 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: 12 | 12 | 2014

SIGNATURE: John Koltas, PRESIDENT  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

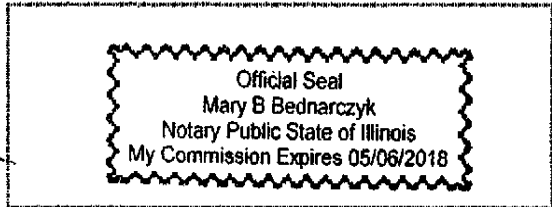
MARY B. BEDNARCZYK

By the said (Name of Grantor): JOHN KOLTAS

On this date of: 12 | 12 | 2014

NOTARY SIGNATURE: Mary B Bednarczyk

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: 12 | 12 | 2014

SIGNATURE: John Koltas  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

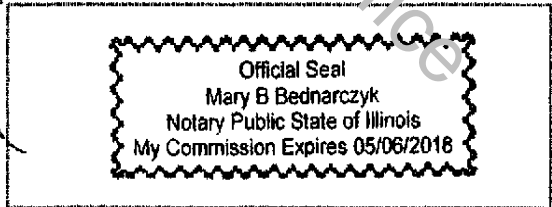
MARY B. BEDNARCZYK

By the said (Name of Grantee): JOHN KOLTAS

On this date of: 12 | 12 | 2014

NOTARY SIGNATURE: Mary B Bednarczyk

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31)