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QUIT CLAIM DEED

ILLINOIS

Doc# 1709046064 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/31/2017 12:35 PM PG: 1 OF 3

Above Space for Recorder's Use Only

THE GRANTOR, JENNIFER HLAVATY, a married person, of the Village of Brookfield, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS to GRANTEE, JAMES HLAVATY, a married person, of 9524 Jackson Avenue, Brookfield, Illinois, and his heirs, successors and assigns, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

(See page 2 for legal description attached here to and made part hereof).

This is not homestead property as to Grantor.

SUBJECT TO: General taxes for 2015 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Numbers: 15-34-109-033-0000 and 15-34-109-034-0000

Address of Real Estate: 9524 Jackson Avenue, Brookfield, Illinois 60513

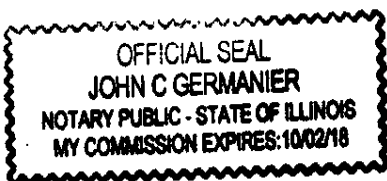
The date of this deed of conveyance is September 23, 2016.

JENNIFER HLAVATY _____ (seal)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JENNIFER HLAVATY is 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.

(Impress Seal Here)
(My Commission Expires _____)

Given under my hand and official seal on September 23, 2016.



Notary Public

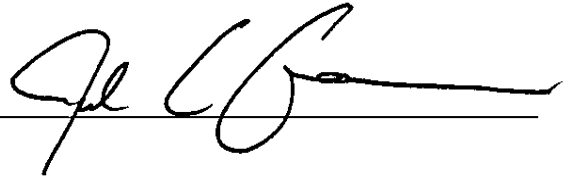
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LEGAL DESCRIPTION

LOT 35 AND LOT 36 IN BLOCK 58 IN S.E. GROSS' SECOND ADDITION TO GROSSDALE, BEING A SUBDIVISION OF THE WEST 1/2 AND THE NORTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub. paragraph e.

Date: 9.23, 2016

Signed: 

Property of Cook County Clerk's Office

<p>This instrument was Prepared by:</p> <p>John C. Germanier Sisul & Germanier, LLC 5120 Main Street, Suite One Downers Grove, IL, 60515</p>	<p>Send subsequent tax bills to:</p> <p>James Hlavaty 9524 Jackson Avenue Brookfield, IL 60513</p>	<p>Recorder-mail recorded document to:</p> <p>James Hlavaty 9524 Jackson Avenue Brookfield, IL 60513</p>
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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 08 | 20 16

SIGNATURE: [Signature]
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:

By the said (Name of Grantor): Jennifer Hlavaty

On this date of: 12 18 | 20 16

NOTARY SIGNATURE: [Signature]

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: 3 13 | 20 17

SIGNATURE: [Signature]
GRANTEE or AGENT

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

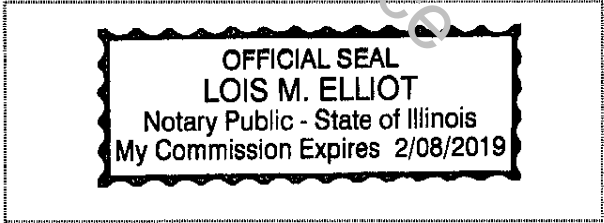
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): JAMES HLAVATY

On this date of: 3 13 | 20 17

NOTARY SIGNATURE: [Signature]

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)**)