

UNOFFICIAL COPY



Doc# 1716715142 Fee \$54.25

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/16/2017 03:13 PM PG: 1 OF 8

After Recording Return to:

Title Source, Inc.
662 Woodward Avenue
Detroit, MI 48226

Instrument Prepared by:

Kimberly Vereb, Esq.
1174 Red Dunes Run
Avon, IN 46123
IL Bar ID No. 6244816

Mail Tax Statements To:

Kathleen T. Kasprzak
1657 Newcastle Avenue
Westchester, IL 60154

Ref.# 63008250

Tax Parcel ID#

15-21-304-012-0000

Record 1st
80723113

QUITCLAIM DEED

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

By: Kathleen T. Kasprzak, date 5.4.2017
KATHLEEN T. KASPRZAK

By: _____, date _____
NICHOLAS KASPRZAK

Dated this 4 day of MAY, 2017. WITNESSETH, that, **KATHLEEN T. KASPRZAK**, an unmarried woman and **NICHOLAS KASPRZAK**, 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 QUITCLAIM unto **KATHLEEN T. KASPRZAK**, an unmarried woman, residing at 1657 Newcastle Avenue, Westchester, IL 60154, 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 1657 Newcastle Avenue, Westchester, IL 60154, 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: 15-21-304-012-0000

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

When Recorded Return To:
Indecomm Global Services
As Recording Agent Only
1260 Energy Lane
St. Paul, MN 55108

S Y
P 8 2-66
S N
M N
S Y
E Y
INT DZ

UNOFFICIAL COPY

~~After Recording Return to:
Title Source, Inc.
662 Woodward Avenue
Detroit, MI 48226~~

Instrument Prepared by:
Kimberly Vereb, Esq.
1174 Red Dunes Run
Avon, IN 46123
IL Bar ID No. 6244816

Mail Tax Statements To:
Kathleen T. Kasprzak
1657 Newcastle Avenue
Westchester, IL 60154

Ref.# 63008250

Tax Parcel ID#
15-21-304-012-0000

Record 1st
80723113

63008250-4031702

QUITCLAIM DEED

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

By: _____, date _____
KATHLEEN T. KASPRZAK

By: Nicholas Kasprzak, date 4/20/17
NICHOLAS KASPRZAK

Dated this 20 day of May, 20 17 WITNESSETH, that, **KATHLEEN T. KASPRZAK**, an unmarried woman and **NICHOLAS KASPRZAK**, 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 QUITCLAIM unto **KATHLEEN T. KASPRZAK**, an unmarried woman, residing at 1657 Newcastle Avenue, Westchester, IL 60154, 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 1657 Newcastle Avenue, Westchester, IL 60154, 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: 15-21-304-012-0000

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

When Recorded Return To:
Indecomm Global Services
As Recording Agent Only
1260 Energy Lane
St. Paul, MN 55108

UNOFFICIAL COPY

Transfer per Judgment of Dissolution of Marriage filed April 2, 2015 in Cook County, Illinois, Case No. 2014-D5-30586, between KATHLEEN T. KASPRZAK and NICHOLAS KASPRZAK

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: *Kathleen T. Kasprzak*
KATHLEEN T. KASPRZAK

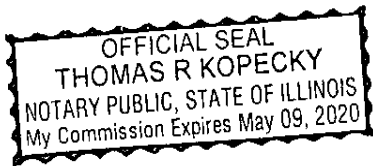
TRANSFER STAMP
Certification of Compliance
Village of Westchester, Illinois

SS 5/18/17

STATE OF IL)
COUNTY OF COOK) ss.

I, THOMAS R KOPECKY, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **KATHLEEN T. KASPRZAK**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 4 day of MAY 2017.



Thomas R Kopecky
Notary Public
My commission expires: 5.8.20
Thomas R Kopecky

UNOFFICIAL COPY

Attached to and becoming a part of Deed between KATHLEEN T. KASPRZAK, an unmarried woman and NICHOLAS KASPRZAK, an unmarried man, as Grantor(s), and KATHLEEN T. KASPRZAK, an unmarried woman, as Grantee(s).

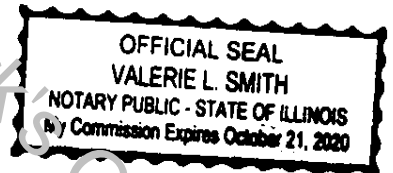
By: Nicholas Kasprzak
NICHOLAS KASPRZAK

STATE OF IL)
)
COUNTY OF Cook) ss.

I, Valerie L. Smith, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **NICHOLAS KASPRZAK**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 20th day of April 2017.

Valerie L. Smith
Notary Public
My commission expires: 10/21/20



Valerie L. Smith

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

The following described real estate, to-wit:

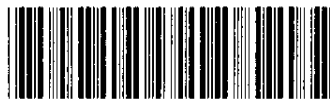
Lot 197 in George F Nixon and Company's Fairview Addition to Westchester, being a Subdivision of the East half of the Southwest quarter of Section 21, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

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

Being the same property conveyed to KATHLEEN T. KASPRZAK, married to NICHOLAS KASPRZAK, her husband, by deed from NICHOLAS KASPRZAK and KATHLEEN T. KASPRZAK, husband and wife, dated October 14, 2003, and recorded August 06, 2004 in Instrument No. 0421903039, in the Cook County Recorder's Office, State of Illinois.

Parcel ID: 15-21-304-012-0000

Commonly known as: 1657 Newcastle Avenue, Westchester, IL 60154



+U06316346+

1634 5/11/2017 80723113/1

UNOFFICIAL COPY

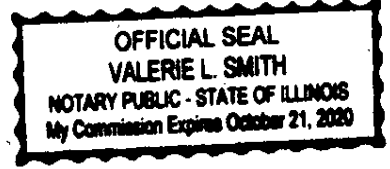
STATEMENT BY GRANTOR AND GRANTEE

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 and hold title to real estate under the laws of the State of Illinois.

Date: _____

Signature: *Nichola Kasny*
Grantor or Agent

SUBSCRIBED and SWORN to before me on April 20, 2017.
(Impress Seal Here)



Valerie L. Smith
Notary Public

Valerie L. Smith

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.

Date: _____

Signature: _____
Grantee or Agent

SUBSCRIBED and SWORN to before me on.
(Impress Seal Here)

Notary Public

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 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.]

UNOFFICIAL COPY

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 and hold title to real estate under the laws of the State of Illinois.

Date: 5.4.17

Signature: Kathleen T. Kaszyn
Grantor or Agent

SUBSCRIBED and SWORN to before me on May 4, 2017
(Impress Seal Here)



Thomas R Kopeccky
Notary Public

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.

Date: 5.4.17

Signature: Kathleen T. Kaszyn
Grantee or Agent

SUBSCRIBED and SWORN to before me on.
(Impress Seal Here)



Thomas R Kopeccky
Notary Public

Thomas R Kopeccky

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 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.]

UNOFFICIAL COPY

AFFIDAVIT – PLAT ACT

RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

SS

COUNTY OF COOK)

Kathleen T. Kasprzak, being duly sworn on oath, states that she resides at 1657 Newcastle Avenue Westchester, IL 60154 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

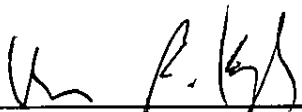
- ① The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision, which does not involve any new streets or easements of access.
4. The sale or exchange of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

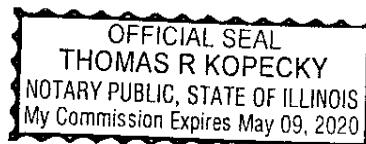
CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of COCK County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.


 Kathleen T. Kasprzak

SUBSCRIBED AND SWORN to before me this 4 day of April, 2013.


 Notary Public
 My commission expires: 5.9.20



Thomas R Kopecky