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Prepared By:

Thomas A Hejza

312 N SEMINARY AVE

PARK RIDGE, Illinois 60068-3044

After Recording Return To:

Thomas A Hejza and Caren A Hejza, Trustees

312 N SEMINARY AVE

PARK RIDGE, Illinois 60068-3044



1800415093D

Doc# 1800415093 Fee \$68.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/04/2018 11:21 AM PG: 1 OF 4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On December 19, 2017 THE GRANTOR(S),

- Thomas A Hejza and Caren A Hejza, a married couple

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- THOMAS A HEJZA, Trustee under the THOMAS A HEJZA LIVING TRUST dated October 24, 2017 and any amendments thereto AND CAREN A HEJZA, Trustee under the CAREN A HEJZA LIVING TRUST dated October 24, 2017 and any amendments thereto, 312 N Seminary Avenue, Park Ridge, Cook County, Illinois 60068

the following described real estate, situated in 312 N Seminary Avenue, Park Ridge, in the County of Cook, State of Illinois:

Legal Description:

LOT 4 IN BRAUSCH'S SUBDIVISION OF PART OF LOT 4, OF CHRISTIAN GRUPE'S SUBDIVISION IN SECTIONS 26 AND 27, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in

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and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 09-27-412-019-0000

Mail Tax Statements To:

THOMAS A HEJZA AND CAREN A HEJZA, Trustees
312 N Seminary Avenue
Park Ridge, Illinois 60068

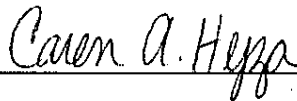
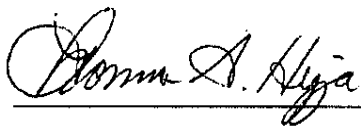
[SIGNATURE PAGE FOLLOWS]

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Grantor Signatures:

DATED: December 19, 2017

DATED: December 19, 2017



Thomas A Hejza

Caren A Hejza

312 N Seminary Avenue

312 N Seminary Avenue

Park Ridge, Illinois

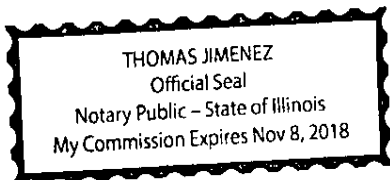
Park Ridge, Illinois

60068

60068

STATE OF ILLINOIS, COUNTY OF COOK, ss:

This instrument was acknowledged before me on this 19th day of December, 2017 by Thomas A Hejza and Caren A Hejza.



Notary Public

Notary Public

Title (and Rank)

My commission expires

11/8/2018



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 44143

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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 | 29 | 2017

SIGNATURE: *Thomas A. Hejza*
Laren A. Hejza
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:

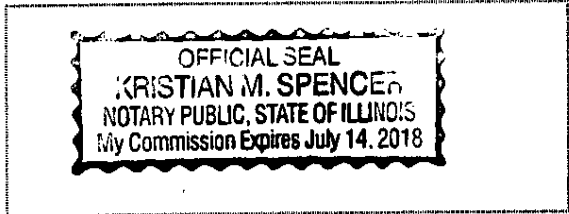
By the said (Name of Grantor): *Thomas Hejza*
Laren Hejza

On this date of: 12 | 29 | 2017

NOTARY SIGNATURE: *[Signature]*

Kristian Spencer

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 | 29 | 2017

SIGNATURE: *Thomas A. Hejza, TRUSTEE*
Laren A. Hejza, Trustee
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:

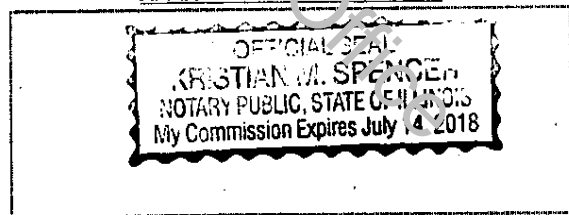
By the said (Name of Grantee): *Laren Hejza*
Thomas Hejza

On this date of: 12 | 29 | 2017

NOTARY SIGNATURE: *[Signature]*

Kristian Spencer

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)**)