

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

UNOFFICIAL COPY



Doc# 1823204039 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/20/2018 01:28 PM PG: 1 OF 6

After Recording Return to:

Amrock
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:

Deron J. Wlodarski
Denise A. Wlodarski
16341 Sherwood Drive
Orland Park, IL 60462

Tax Parcel ID Number:

27-23-303-004-0000

Order Number:

64710955 - 4043236
3410238292
Record 3rd
81124267

QUITCLAIM DEED

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

By: [Signature], date 8/16/18
DERON J. WLODARSKI

Dated this 16th day of August, 2018. WITNESSETH, that, **DERON J. WLODARSKI** and **DENISE A. WLODARSKI**, husband and wife, whose address is 16341 Sherwood Drive, Orland Park, IL 60462, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto **DERON J. WLODARSKI**, as Trustee under the Trust Agreement dated June 13, 2014 known as the **DERON J. WLODARSKI REVOCABLE TRUST**, an undivided one-half interest, and **DENISE A. WLODARSKI**, as Trustee under the Trust Agreement dated June 13, 2014, known as the **DENISE A. WLODARSKI REVOCABLE TRUST**, an undivided one-half interest, whose address is 16341 Sherwood Drive, Orland Park, IL 60462, 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 16341 Sherwood Drive, Orland Park, IL 60462, and legally described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Assessor's Parcel Number: 27-23-303-004-0000

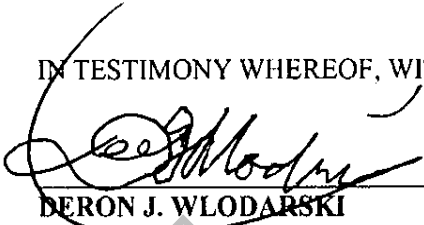
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

S Y
P 6
S N
M N
SC Y
E Y
INTDR

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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.

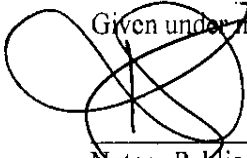

DERON J. WLODARSKI

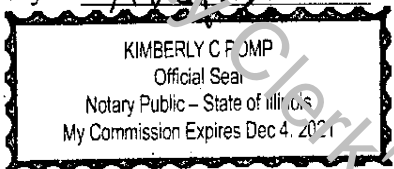

DENISE A. WLODARSKI

STATE OF Illinois)
COUNTY OF Cook) ss.

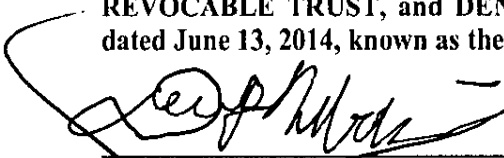
I, Kimberly C. Pomp, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **DERON J. WLODARSKI** and **DENISE A. WLODARSKI**, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, 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.


Given under my hand official seal this 6th day of August 2018.


Notary Public
My Commission Expires: 12.4.21



The transfer of title and conveyance herein is hereby accepted by **DERON J. WLODARSKI**, as Trustee under the Trust Agreement dated June 13, 2014 known as the **DERON J. WLODARSKI REVOCABLE TRUST**, and **DENISE A. WLODARSKI**, as Trustee under the Trust Agreement dated June 13, 2014, known as the **DENISE A. WLODARSKI REVOCABLE TRUST**


DERON J. WLODARSKI, as Trustee under the Trust Agreement dated June 13, 2014 known as the **DERON J. WLODARSKI REVOCABLE TRUST**


DENISE A. WLODARSKI, as Trustee under the Trust Agreement dated June 13, 2014, known as the **DENISE A. WLODARSKI REVOCABLE TRUST**

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EXHIBIT A LEGAL DESCRIPTION

The following described property, situated in the County of Cook, State of Illinois, to wit:

Lot 59 in Fernway Unit Number 2, a subdivision of the Northeast quarter of the Southeast quarter of Section 22, and part of the Southwest quarter of the Northwest quarter of Section 23 and part of the West 60 acres of the Southwest quarter of Section 23 and Resubdivision of Fernway Unit No. 1, all in Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Being the same property conveyed from DERON J. WLODARSKI, as Trustee under the Trust Agreement dated June 13, 2014 known as the DERON J. WLODARSKI REVOCABLE TRUST, as to an undivided one-half interest, and DENISE A. WLODARSKI, as Trustee under the Trust Agreement dated June 13, 2014, known as the DENISE A. WLODARSKI REVOCABLE TRUST, as to an undivided one-half interest, to DERON J. WLODARSKI and DENISE A. WLODARSKI, husband and wife, by Deed dated 08/06/2018, recorded _____, as Document No. _____ in Cook County Records.

Being further the same property conveyed from DERON J. WLODARSKI and DENISE A. WLODARSKI, his wife, to DERON J. WLODARSKI, as Trustee under the Trust Agreement dated June 13, 2014 known as the DERON J. WLODARSKI REVOCABLE TRUST, an undivided one-half interest, and DENISE A. WLODARSKI, as Trustee under the Trust Agreement dated June 13, 2014, known as the DENISE A. WLODARSKI REVOCABLE TRUST, an undivided one-half interest, by Deed dated November 16, 2015, recorded December 7, 2015, as Document No. 1534146014 in Cook County Records.

Property Address: 16341 Sherwood Drive, Orland Park, IL 60162

Assessor's Parcel No.: 27-23-303-004-0000



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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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

DATED: 8 | 6 | 20 18

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:

Kimberly C. Pomp

By the said (Name of Grantor): Deron J. Wlodarski

On this date of: 8 | 6 | 20 18

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

DATED: 8 | 6 | 20 18

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:

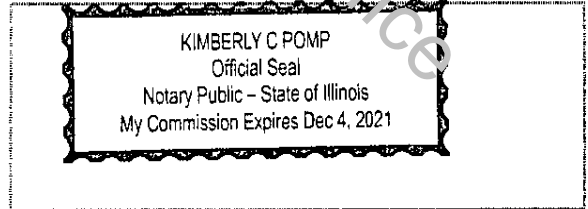
Kimberly C. Pomp

By the said (Name of Grantee): Deron J. Wlodarski

On this date of: 8 | 6 | 20 18

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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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

DATED: 8/6/2018

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:

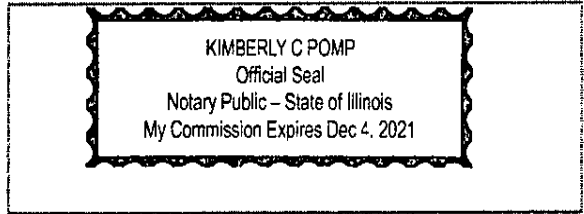
Kimberly C. Pomp

By the said (Name of Grantor): Denise A. Wlodarski

On this date of: 8/6/2018

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

DATED: 8/6/2018

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:

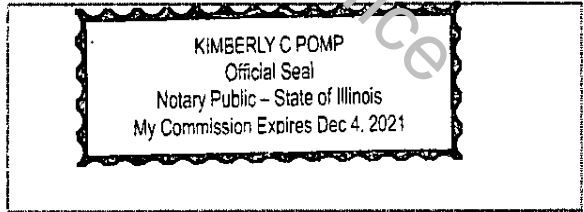
Kimberly C. Pomp

By the said (Name of Grantee): Denise A. Wlodarski

On this date of: 8/6/2018

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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

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AFFIDAVIT - PLAT ACT

RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

ss

COUNTY OF COOK)

DENISE A. WLODARSKI, being duly sworn on oath, states that he resides at 16341 Sherwood Dr Orland Park, IL 60462 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 COOK 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.

Denise A. Wlodarski
Denise A. Wlodarski

SUBSCRIBED AND SWORN to before me this 6th day of August, 2018

[Handwritten Signature]
Notary Public
My commission expires: 12.4.21

