

# UNOFFICIAL COPY

## Quit Claim Deed

ILLINOIS STATUTORY

Doc#: 1914249368 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/22/2019 01:43 PM Pg: 1 of 3

Dec ID 20190501678511  
ST/CO Stamp 0-854-118-304  
City Stamp 0-736-579-488

*Above Space for Recorder's Use Only*

THE GRANTORS, Karl Krutsch and Mary Beth Krutsch, husband and wife, of North Riverside, Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to Mango Arts, LLC, an Illinois limited liability company, of North Riverside, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:


Lot 206 in William Zelosky's Jefferson Park Subdivision in the East ½ of the Southeast fractional ¼, North of the Indian Boundary Line, of fractional Section 8, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: general taxes for 2017 and subsequent years; covenants, conditions and restrictions of record, if any.

Permanent Real Estate Index Number: 13-08-413-028-0000

Address of Real Estate: 5022 N. Mango Avenue, Chicago, IL 60630

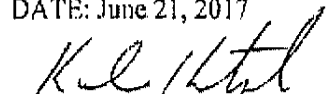
The date of this deed of conveyance is June 26, 2017.

  
\_\_\_\_\_  
Karl Krutsch

  
\_\_\_\_\_  
Mary Beth Krutsch

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E, SECTION 31 - 45, REAL ESTATE TRANSFER  
TAX LAW

DATE: June 21, 2017

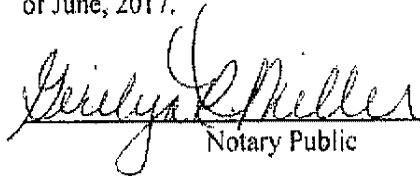
  
\_\_\_\_\_  
Signature of Buyer, Seller or Representative

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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 Karl Krutsch and Mary Beth Krutsch, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 and official seal this 26th day of June, 2017.

  
\_\_\_\_\_  
Notary Public



Property of Cook County Clerk's Office

**This instrument was prepared by:**

George J. Arnold  
Sosin, Arnold & Schoenbeck, Ltd.  
9501 W. 144th Pl., #205  
Orland Park, IL 60462

**Send subsequent tax bills to:**

Mango Anne, LLC  
7301 W. 25<sup>th</sup> St., #262  
North Riverside, IL 60546

**Recorder-mail recorded document to:**

George J. Arnold  
Sosin, Arnold & Schoenbeck, Ltd.  
9501 W. 144<sup>th</sup> Pl., #205  
Orland Park, IL 60462

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## 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 title to real estate under the laws of the State of Illinois.

DATED June 26, 2017

Signature: *Kal Hotal*  
Grantor or Agent

Subscribed and sworn to before me  
this 26th day of June, 2017.

*Gerilyn R. Miller*  
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.

DATED June 26, 2017

Signature: *Mary Beth Kruttschnitt*  
Grantee or Agent

Subscribed and sworn to before me  
this 26th day of June, 2017.

*Gerilyn R. Miller*  
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 of a Class A misdemeanor for subsequent offenses.