

UNOFFICIAL COPY

Doc#: 2019839033 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/16/2020 09:47 AM Pg: 1 of 5

AFTER RECORDING RETURN TO:
Title First Agency
2944 Fuller Ave NE Ste 200
Grand Rapids, MI 49505
File No. 2078696

Dec ID 20200501676363

MAIL TAX STATEMENTS TO:
Christopher J. Klinger
13050 South 83rd Court
Palos Park, IL 60464

Name & Address of Preparer:
Carlos Del Rio, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 23-35-212-006-0000

QUIT CLAIM DEED

THIS DEED made and entered into on this 15 day of April, 2020, by and between **Peter Rombakis, Jr., an unmarried man and Christopher J. Klinger, an unmarried man**, a mailing address of 13050 South 83rd Court, Palos Park, IL 60464, hereinafter referred to as Grantor(s) and **Christopher J. Klinger, an unmarried man**, a mailing address of 13050 South 83rd Court, Palos Park, IL 60464, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Cook County, ILLINOIS:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Commonly known as: 13050 South 83rd Court, Palos Park, IL 30464

Prior instrument reference: Document Number 1930116122, Recorded: 10/28/2019

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

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"Exempt under provisions of Paragraph e"
Section 31-45; Real Estate Transfer Tax Act

April 15th 2020
Date

Christopher J. Klinger
Signature of Buyer, Seller or Representative
CHRISTOPHER J. KLINGER

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 15 day
of April, 2020.

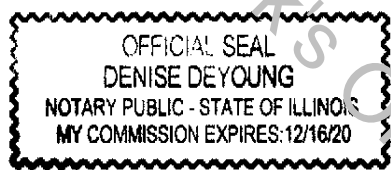
Peter Rombakis, Jr.
Peter Rombakis, Jr.

STATE OF IL
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Peter Rombakis, Jr. is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 15 day of April, 2020.

Denise DeYoung
Notary Public DENISE DEYOUNG
My commission expires: 12/16/20



UNOFFICIAL COPY

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, this 15 day of April, 2020.

Christopher J Klinger

Christopher J. Klinger

STATE OF IL
COUNTY OF COOK

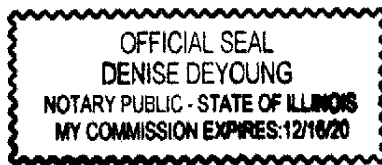
I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Christopher J. Klinger** is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 15 day of April, 2020.

Denise DeYoung

Notary Public DENISE DEYOUNG
My commission expires: 12-16-20

No title exam performed by the preparer. Legal description and party's names provided by the party.



Notary Public of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

ALL THE REAL PROPERTY IN THE COUNTY OF COOK AND STATE OF ILLINOIS,
DESCRIBED AS FOLLOWS:

LOT 1 IN EIERDAM HILLS, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE EAST 66.00 OF THE WEST 246.00 OF THE SOUTH 1/4 OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PARCEL ID NUMBER 23-35-212-006-0000

PROPERTY COMMONLY KNOWN AS: 13050 SOUTH 83RD COURT, PALOS PARK, IL 30464

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

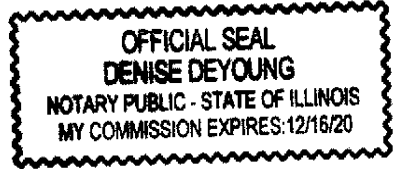
The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 April 15th, 2020

Signature: Christopher J. Klinger
Grantor, or Agent CHRISTOPHER J. KLINGER

Subscribed and sworn to before me by the said Christopher J. Klinger this 15 day of April, 2020.

Denise DeYoung
Notary Public
My commission expires: 12-16-20



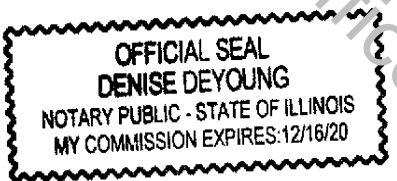
The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated April 15th, 2020

Signature: Peter Rombakis Jr.
Grantee, or Agent PETER ROMBAKIS JR.

Subscribed and sworn to before me by the said Peter Rombakis Jr. this 15 day of April, 2020.

Denise DeYoung
Notary Public DENISE DEYOUNG
My commission expires: 12-16-20



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.

(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 Tax Act.)