

# UNOFFICIAL COPY

Doc#: 2105355050 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/22/2021 09:41 AM Pg: 1 of 3

## TRUSTEE'S DEED

Dec ID 20210201629677  
ST/CO Stamp 0-508-290-064  
City Stamp 0-163-349-520

THIS INDENTURE made this 27<sup>th</sup> day of January, 2021, by and between JOANNE C. KRAKORA, not personally but as Trustee of the JOANNE C. KRAKORA Trust under trust agreement dated the 27<sup>th</sup> day of January, 2006, Grantor, and KEVIN A. KRAKORA and JOANNE C. KRAKORA, married to each other, of Chicago, Illinois, not as Tenants in Common and not as Joint Tenants With Right of Survivorship, but as Tenants by the Entirety, Grantees.

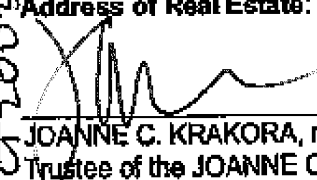
WITNESSETH that Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby convey and quit claim unto Grantees the following described real estate in the County of Cook, State of Illinois:

### Legal Description:

A LOT 7 IN BLOCK 38 IN IRVING PARK, A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


Permanent Index Number: 13-22-211-015-0000

Address of Real Estate: 3842 North Kedvale Avenue, Chicago, Illinois 60641

  
JOANNE C. KRAKORA, not personally but as Trustee of the JOANNE C. KRAKORA Trust under trust agreement dated the 27th day of January, 2006

  
KEVIN A. KRAKORA (signing solely to release his homestead rights)

Exempt under Real Estate Transfer Tax Law, 35 ILCS 200/31-45, Section 4, Paragraph E, and under the corresponding provisions of Cook County Ordinances (and municipal ordinances, if applicable). Dated the 27<sup>th</sup> day of January, 2021.

  
JOANNE C. KRAKORA, not personally but as Trustee of the JOANNE C. KRAKORA Trust Under trust agreement dated the 27th day of January, 2006

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State of Illinois )  
County of Cook ) ss.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that JOANNE C. KRAKORA, not personally but as Trustee of the JOANNE C. KRAKORA Trust under trust agreement dated the 27th day of January, 2006, and KEVIN A. KRAKORA (signing solely to release his homestead rights) are the same persons whose names are subscribed to the foregoing instrument, and that they 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.

Given under my hand and notarial seal this 27<sup>th</sup> day of January, 2021.

[Signature]  
NOTARY PUBLIC

**This Document Prepared by and after recording mail to:**

MICHAEL P. RHOADES, ESQ.  
RHOADES LEVY LAW GROUP P.C.  
3400 Dundee Road, Suite 340  
Northbrook, Illinois 60062  
(847) 870-7600; Fax (847) 380-2036



**Mail Subsequent Tax Bills to:**

KEVIN A. KRAKORA  
JOANNE C. KRAKORA  
3842 North Kedvale Avenue  
Chicago, IL 60641

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

**GRANTOR OR AGENT:**

*[Signature]*  
Signature

Lauren Berning  
Print Name



Subscribed and sworn to before me this 29 of Jan, 2021

*[Signature]*  
Notary Public

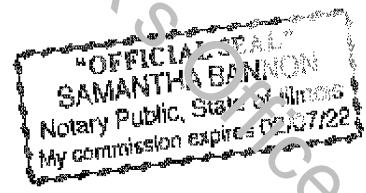
The grantee or their agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

**GRANTEE OR AGENT:**

*[Signature]*  
Signature

Lauren Berning  
Print Name



Subscribed and sworn to before me this 29 of Jan, 2021

*[Signature]*  
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.

[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.]